

1600 FLAT RIVER ROAD PROPOSED STORAGE BUILDING

1600 Flat River Road
Coventry, Rhode Island
Assessor's Plat 60, Lot 12

APPLICANT/OWNER

BJK Realty LLC,
Address: 1600 Flat River Road,
Coventry, Rhode Island, 02816

PROJECT SURVEYOR

Samuel R. Suorsa PLS
Company: Coventry Survey Co.
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

PROJECT ENGINEER

John W Hampton PE
Company: Coventry Survey Co.
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

Sheet List:

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS PLAN
- 3 - ZONING PLAN
- 4 - DRAINAGE PLAN FOR IMPROVEMENTS
- 5 - SOIL EROSION AND SEDIMENT CONTROL PLAN
- 6 - WETLAND REPLICATION PLAN
- 7 - EROSION CONTROL DETAILS
- 8 - DRAINAGE DETAILS 1
- 9 - DRAINAGE DETAILS 2
- 10 - DRAINAGE DETAILS 3
- 11 - DRAINAGE DETAILS 4

Project Notes:

1. There is no wetland located within 100' of the site
2. Soil evaluations were completed on April 1 2024 by John Hampton PE 12485.
3. Drainage design follows the Rhode Island Stormwater Design Manual
4. Soil Map data obtained from RIGIS and US Web Soil Survey.
5. Contour lines outside the scope of work are obtained from RIGIS Lidar contour data.

PROJECT LEGEND

- WF-100 ▲ WETLAND FLAG
- WETLAND AREA
- WETLAND EDGE
- PERIMETER WETLAND BUFFER
- SE 1-1 ■ SOIL EVALUATION TEST HOLE
- UTILITY POLE
- ELECTRIC HANDHOLE
- ELECTRIC METER
- EBONY SPLEENROOT
- AMERICAN PLUM
- SWAMP ROSE
- TUFTED HAIRGRASS
- STAR FLOWER (WHITE)
- STAR FLOWER (BLUE)
- RED COLUMBINE
- ELECTRIC OVERHEAD WIRES
- EXISTING TREE LINE
- PROPOSED PAVEMENT AREA
- PROPOSED GRAVEL DRIVE
- IRF ○ EXISTING IRON ROD
- IPF ● EXISTING IRON PIPE
- DHF ● EXISTING DRILL HOLE
- GBF □ EXISTING GRANITE BOUND
- CBF □ EXISTING CONCRETE BOUND
- SBF □ EXISTING STONE BOUND
- HTF ■ EXISTING HUB AND TACK
- MNF ○ MAG NAIL FOUND
- WHITE PINE (PINUS STROBUS) (41)
- WHITE SPRUCE (PICEA GLAUCA) (34)
- BLACK CHERRY TREE
- SASSAFRAS TREE
- GRAY BIRCH TREE
- AMERICAN BEECH
- HIGHBUSH BLUEBERRY
- SWEET PEPPERBUSH
- DRAIN LINE
- WELL
- OCS2 OUTLET CONTROL STRUCTURE
- FES2 FLARED END SECTION
- DMH1 DRAIN MANHOLE
- CB1 CATCH BASIN BUILDING
- PROPOSED RIPRAP SECTION
- NATURAL HERITAGE AREA
- SEPTIC TANK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING LIMIT OF DISTURBANCE
- PROPOSED STONE DIKE
- PROPOSED EROSION CONTROL
- PROPOSED WELL LINE
- EXISTING SEPTIC LINE
- CHAIN LINK FENCE



Scope of Work:

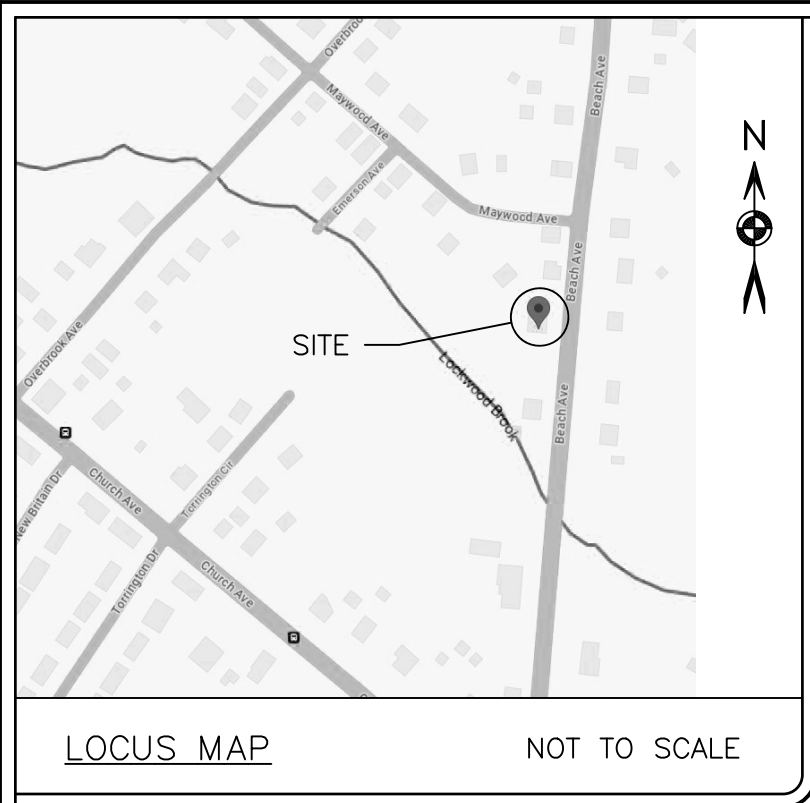
The purpose of this plan set is to show the proposed 9000 sf building

Revisions:	

PROJECT LAND SURVEYOR Samuel R. Suorsa, PLS Coventry Survey Co., Inc. 46 S Main Street Coventry, RI 02816	
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PROJECT ENGINEER John W Hampton, P.E. Coventry Survey Co., Inc. 46 S Main Street Coventry, RI 02816	
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Date:
JAN 10th, 2024



Zoning Table
Zone of Lot=I1 (Industrial)
Minimum Lot Area=60,000 SF
Minimum Lot Frontage=150 FT
Minimum Front Setback=50 FT
Minimum Corner Side Setback=50 FT
Minimum Side Setback=30 FT
Minimum Rear Setback=50 FT
Maximum Lot Coverage=60%
Maximum Building Height (Principal)=35 FT
Maximum Building Height (Accessory)=15 FT

When an industrial zone is abutting a residential zone the setback is 100' from the nearest principal residential structure.

Lot Calculations
Lot Area=146,555 SF (3.36 Ac)
Existing Lot Coverage:
Building=9.44% (13,840 SF)
Impervious Surface= 30.12% (44,144 SF)
Current Lot Coverage= ±39.56%
Proposed Building=9,000 SF
Proposed Impervious Surface=15,125 SF
Existing Conditions with Proposed Building & Addition
Proposed Lot Coverage=57.00% (±83,549 SF)

PLAN REFERENCES:

- DEED BOOK 1974 / PAGES 959-960
- MAP ENTITLED: PLAN OF LAND OF ASSESSOR'S PLAT 60, LOT 12, MAIN STREET COVENTRY, RHODE ISLAND FOR ZYX, LLC, DATED APRIL 10, 2002, SCALE: 1" = 40', BY TARBOX LAND SURVEYING FT. RECORDED IN PLAT BOOK 16, PAGE 47 (ENV. 670)
- MAP ENTITLED: BOUNDARY SURVEY SHOWING PROPOSED EASEMENT & ADDITION AT 1600 FLAT RIVER ROAD FOR BJK REALTY, LLC BY COVENTRY SURVEY CO. INC

PLAN NOTES:

- ON-SITE FIELD SURVEY WAS PERFORMED BY COVENTRY SURVEY CO., INC. ON 3/20-21/2024.
- THE VERTICAL DATUM IS NAVD88.
- CONTOUR LINES SHOWN OUTSIDE THE SUBJECT PARCEL ARE OBTAINED FROM RIGIS' 2011 LIDAR CONTOUR DATA.
- WATER TABLE DATA BASED ON SOIL EVALUATION PERFORMED ON SITE

REQUESTED VARIANCES:

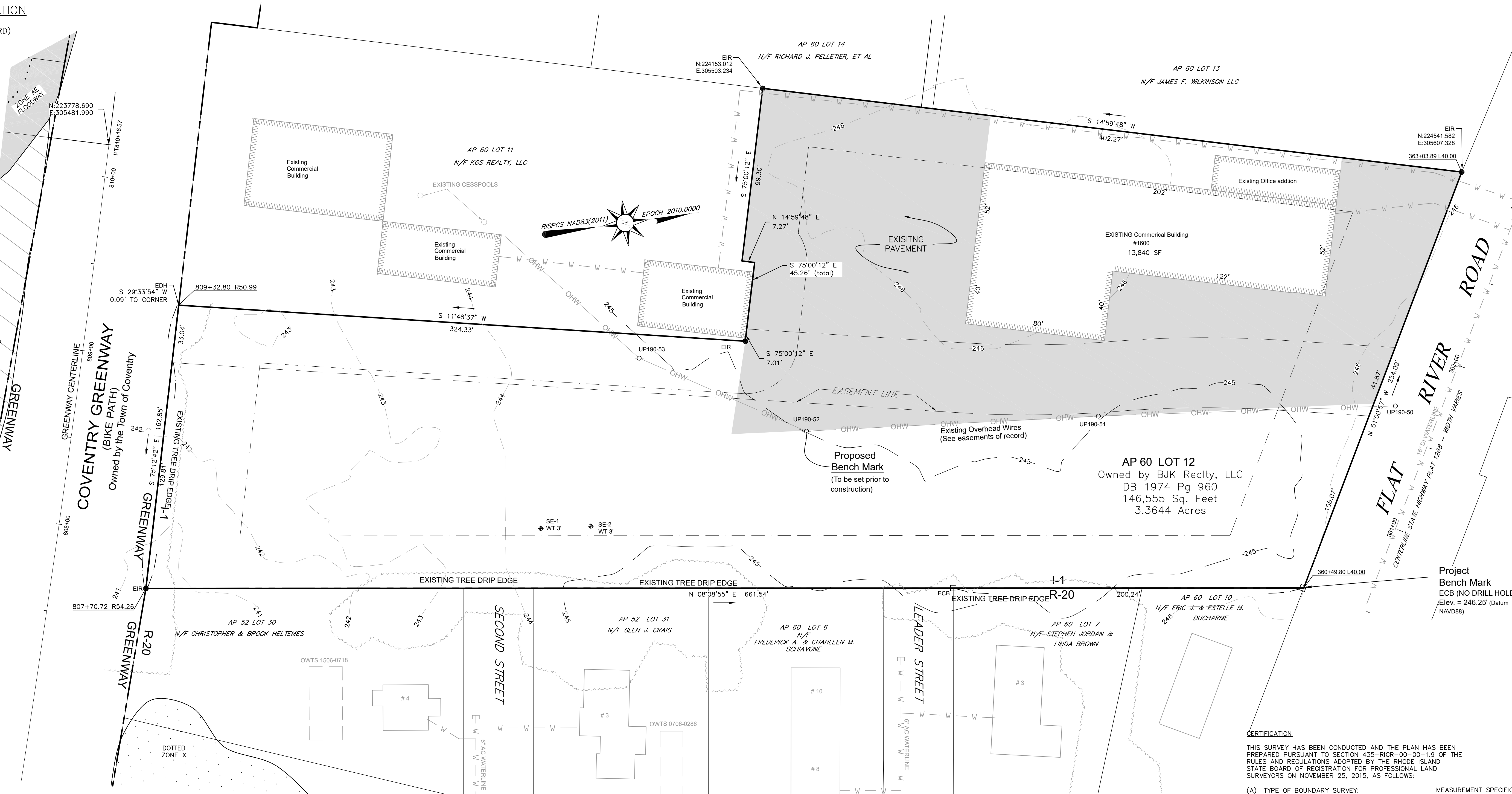
SET BACK FROM RESIDENTIAL BUILDING
REQUIRED 100' PROVIDED 77'

VEGETATIVE BUFFER FROM RESIDENTIAL ZONE
REQUIRED 50' PROVIDED 10'

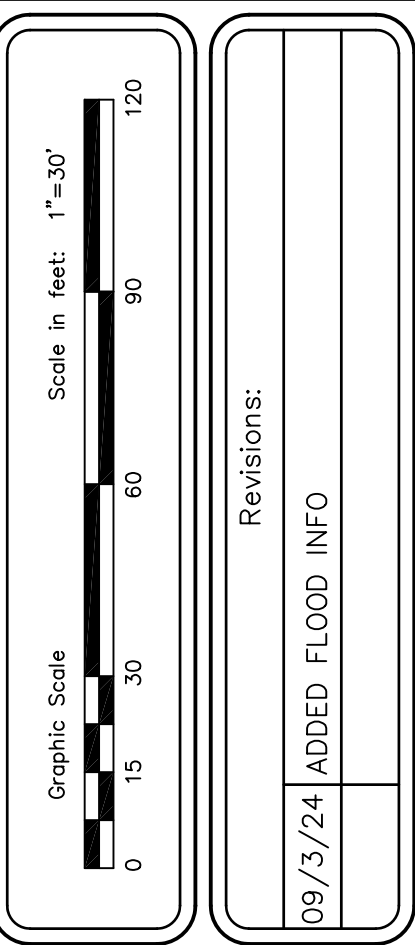
LOADING ZONES
REQUIRED 2 PROVIDED 0

Street Index
File Under
FLAT RIVER ROAD

FEMA FLOOD INFORMATION
FEMA Zone: X UNDOTTED
(AREA OF MINIMAL FLOOD HAZARD)
FIRM#: 44003C0104H
EFF: 10/02/2015



- Legend**
- UP Utility Pole
 - DB Deed Book
 - A.P. Assessor's Plat
 - N/F Now or Formerly
 - EIR Existing Iron Rod
 - ECB Existing Concrete Bound
 - EDH Existing Drill Hole
 - Existing Impervious Surface
 - Proposed Building Area



JOHN E. ROCKWELL
No. 1959
REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN W. HAMPTON
No. 12485
REGISTERED PROFESSIONAL ENGINEER CIVIL

COVENTRY SURVEY CO.
46 South Main Street
Coventry, Rhode Island 02816
(401) 823-5028
Land Surveying / Mapping / O&MS Designs

EXISTING CONDITIONS PLAN
A PROPOSED BUILDING &
ADDITION TO AN EXISTING BUILDING
AT 1600 FLAT RIVER ROAD
IN THE TOWN OF COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 60 / LOT 12
PREPARED FOR: BJK REALTY, LLC

Drawn By: JR
Approved By: JH
Approved By: JR

Date:
JAN 9TH, 2025

Sheet 2 of 11

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION LIMITED CONTENT BOUNDARY SURVEY

(B) OTHER TYPE OF SURVEY: LOCATION OF SITE FEATURES AND TOPOGRAPHY

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO SHOW A PROPOSED BUILDING AND ADDITION.

BY: John Rockwell 1/9/2024
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
John E. Rockwell, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME
A-68
CERTIFICATE OF AUTHORIZATION NO.

DIMENSIONAL REQUIREMENT TABLE		
PROPOSED 9,000 SF BUILDING		
AP 60 LOT 12	REQUIRED	PROVIDED
LOT AREA	60,000SF	146,555 SF 3.36 ACRES
LOT FRONTAGE	150'	254.1'
FRONT SETBACK	50'	422.8'
SIDE SETBACK	30'	30'
REAR SETBACK	50'	50'
MAXIMUM LOT COVERAGE	60%	57.1%
MAXIMUM BUILDING HEIGHT	35'	28'

REQUESTED VARIANCES:

SET BACK FROM RESIDENTIAL BUILDING
REQUIRED 100' PROVIDED 77'

VEGETATIVE BUFFER FROM RESIDENTIAL ZONE
REQUIRED 50' PROVIDED 10'

LOADING ZONES
REQUIRED 2 PROVIDED 0

PARKING REQUIREMENTS:

PER SECTION 255-1220 INDUSTRIAL ZONE 1. 1
PARKING SPACE IS REQUIRED PER 2 EMPLOYEES
WE ARE ASSUMING 2.5 EMPLOYEES PER BAY
REQUIRING 2 SPACES PER BAY.

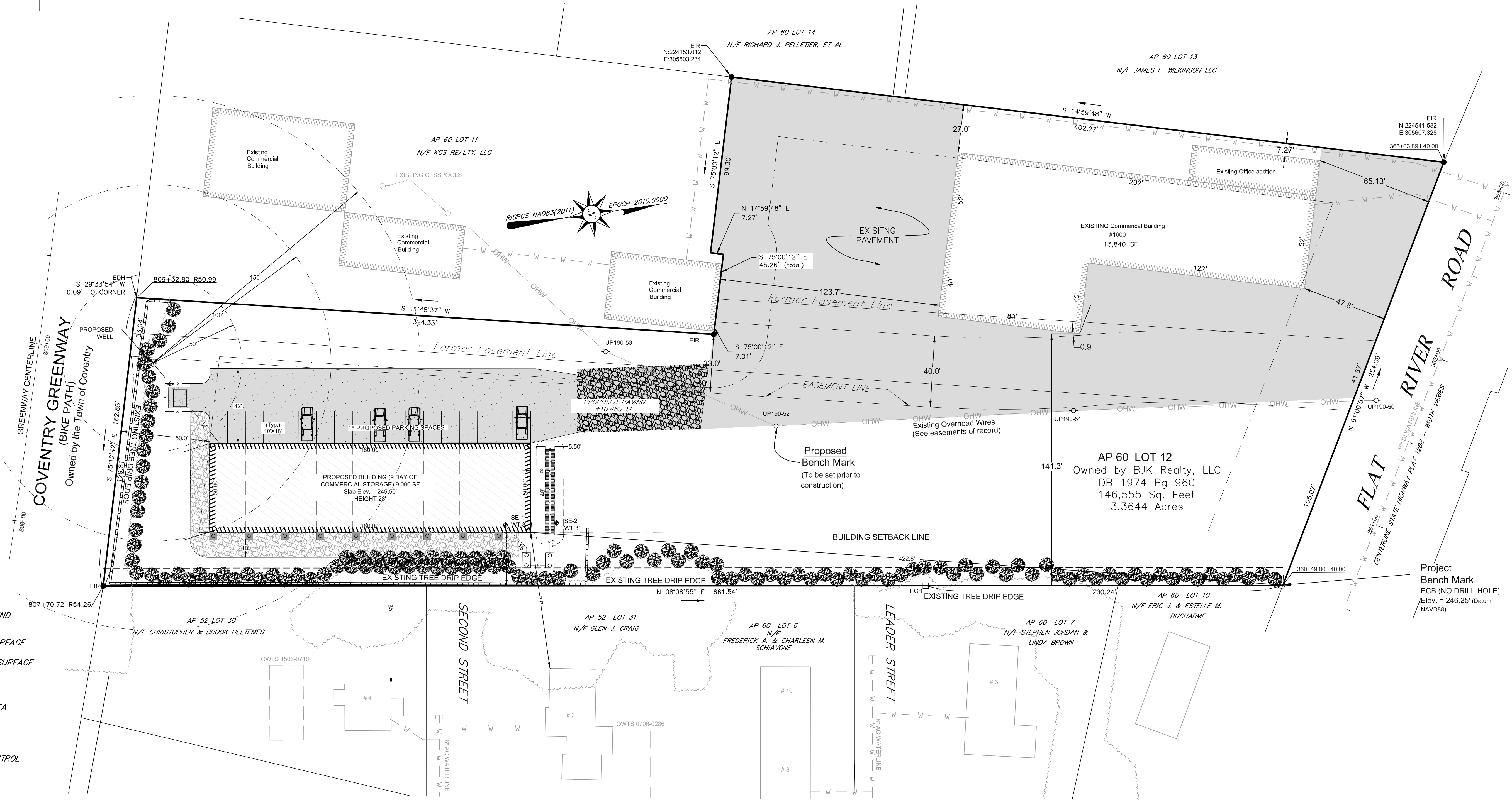
REQUIRED 18 SPACES

WE ARE PROVIDING 2 SPACE PER BAY

PROVIDED 18 SPACES

REQUIRED PARKING SPACE IS 8.5X18

PROVIDED 10X18



- Legend**
- UP UTILITY POLE
 - DB DEED BOOK
 - A.P. ASSESSOR'S PLAT
 - N/F NOW OR FORMERLY
 - EIR EXISTING IRON ROD
 - ECB EXISTING CONCRETE BOUND
 - EDH EXISTING DRILL HOLE
 - [Pattern] EXISTING IMPERVIOUS SURFACE
 - [Pattern] PROPOSED IMPERVIOUS SURFACE
 - [Pattern] EXISTING BUILDING
 - [Pattern] PROPOSED BUILDING AREA
 - [Pattern] EXISTING TREE AREA
 - [Symbol] SEPTIC TANK
 - [Symbol] PROPOSED EROSION CONTROL
 - W PROPOSED WELL LINE
 - S PROPOSED SEPTIC LINE
 - W EXISTING WATER LINE
 - [Line] PROPOSED CONTOUR
 - [Line] EXISTING MINOR CONTOUR
 - [Line] EXISTING MAJOR CONTOUR
 - [Line] PROPOSED SPOT GRADES

Scale in feet: 1"=30'

Graphic Scale: 0 15 30 60 90 120

Revisions:

9/11/24 ADD IN SCREENING PLANS

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Land Surveying / Mapping / O&W Designs

SITE PLAN
NEW BUILDING CONSTRUCTION
AT 1600 FLAT RIVER ROAD
IN THE TOWN OF COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 60 / LOT 12
PREPARED FOR: BJK REALTY, LLC

Drawn By: JR
Approved By: JH
Approved By: JR

Date:
NOV 14TH, 2024

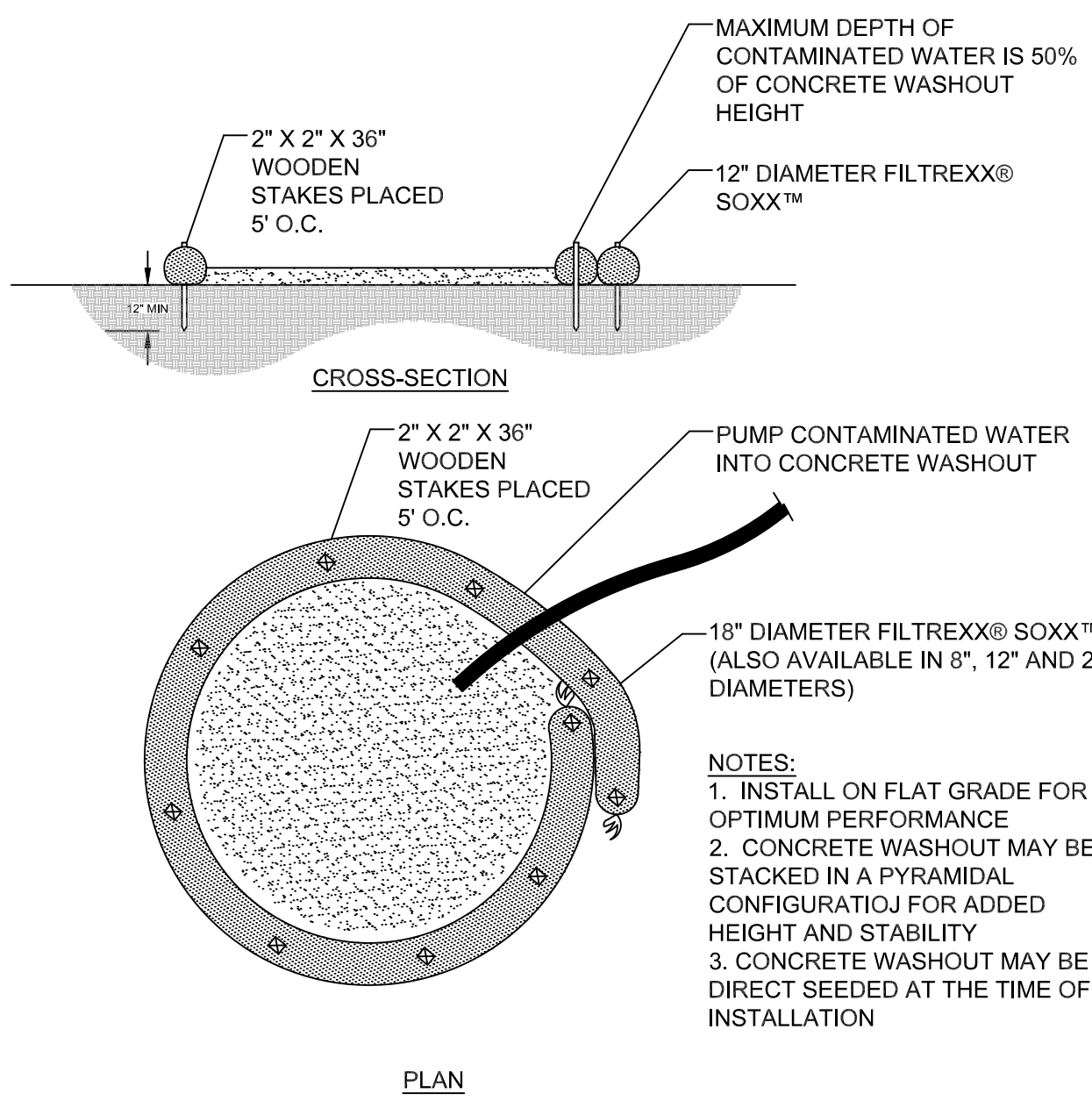
Sheet 3 of 11

- GENERAL EROSION CONTROL NOTES :**
1. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL MEET ALL THE REQUIREMENT FOR TEMPORARY SEDIMENT TRAPS AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (REVISED 2016) SECTION 6 SEDIMENT CONTROL MEASURES.
 2. ALL SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO THE START OF CURRENT PHASE. CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED AND REMOVED 14 DAYS AFTER FINAL SOIL STABILIZATION.
 3. ANY SLOPE GREATER THAN 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
 4. ALL SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 DAYS OR 24 HOURS AFTER A RAIN EVENT GREATER THAN 0.25 INCHES. AN INSPECTION REPORT SHALL BE FILLED OUT AND SIGNED BY THE INSPECTOR.
 5. IF ANY EROSION CONTROL SYSTEM REQUIRES MAINTENANCE, THAT MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS FOR A MINOR REPAIR AND 7 DAYS FOR A LARGE REPAIR.
 6. ALL INSPECTION REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION.

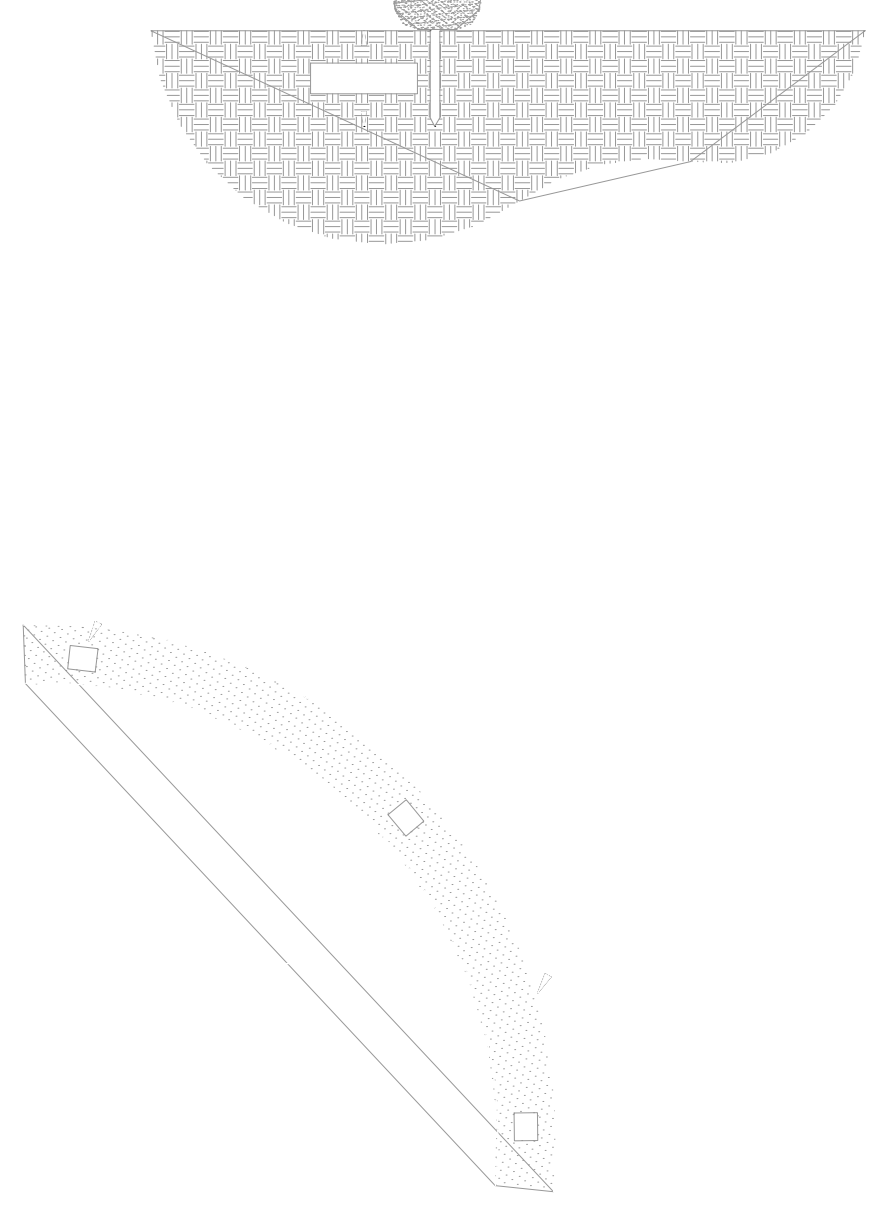
- INSPECTION AND MAINTENANCE SCHEDULE:**
1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 2. CHECK FOR SEDIMENT ACCUMULATION EVERY 7 DAYS. WHEN ACCUMULATIONS REACH ONE HALF OF THE HEIGHT OF THE EXPOSED STRAW WATTLE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA

- ESTABLISHMENT OF VEGETATIVE COVER:**
1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR MORE THAN 14 DAYS AFTER CONSTRUCTION UNLESS WORK IS TO CONTINUE WITHIN 21 DAYS.
 2. ALL DISTURBED SLOPE SHALL BE LESS STEEP THAN A 2 TO 1 SLOPE.
 3. THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
 - ANNUAL RYE GRASS 40% BY WEIGHT
 - PERENNIAL RYE GRASS 60% BY WEIGHT
 4. THE SITE STABILIZATION SEED MIX SHALL BE URI #2 AND COMPRISED OF THE FOLLOWING:
 - CREEPING RED FESCUE 40% BY WEIGHT
 - IMP. PER. RYE GRASS 20% BY WEIGHT
 - IMP. KENTUCKY BLUEGRASS 30% BY WEIGHT
 - KENTUCKY BLUE GRASS 10% BY WEIGHT
 5. SEEDING SCHEDULE SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION L.O.2.03.1 SEEDING DATES. FERTILIZER TO BE USED AT THE MINIMUM REQUIRED DOSING AS REQUIRED WITH ENGINEER OF RECORD APPROVAL.
 6. ALL SILTATION SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL 90% PERMANENT GRASS IS ESTABLISHED.
 7. MAXIMUM PERMANENT GRADE TO BE NO GREATER THAN 3:1 UNLESS NOTED ON THE PLAN.
 8. TEMPORARY SLOPES AND SOCKPILE AREAS SHALL NOT HAVE SLOPES GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED IF EXPOSED FOR GREATER THAN 14 DAYS.
 9. THE CONTRACTOR SHALL HAVE OVERALL RESPONSIBILITY FOR THE PLAN IMPLEMENTATION. THE CONTRACTOR MUST REPAIR/RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A ONE YEAR PERIOD AT NO ADDITIONAL EXPENSE TO THE OWNER.

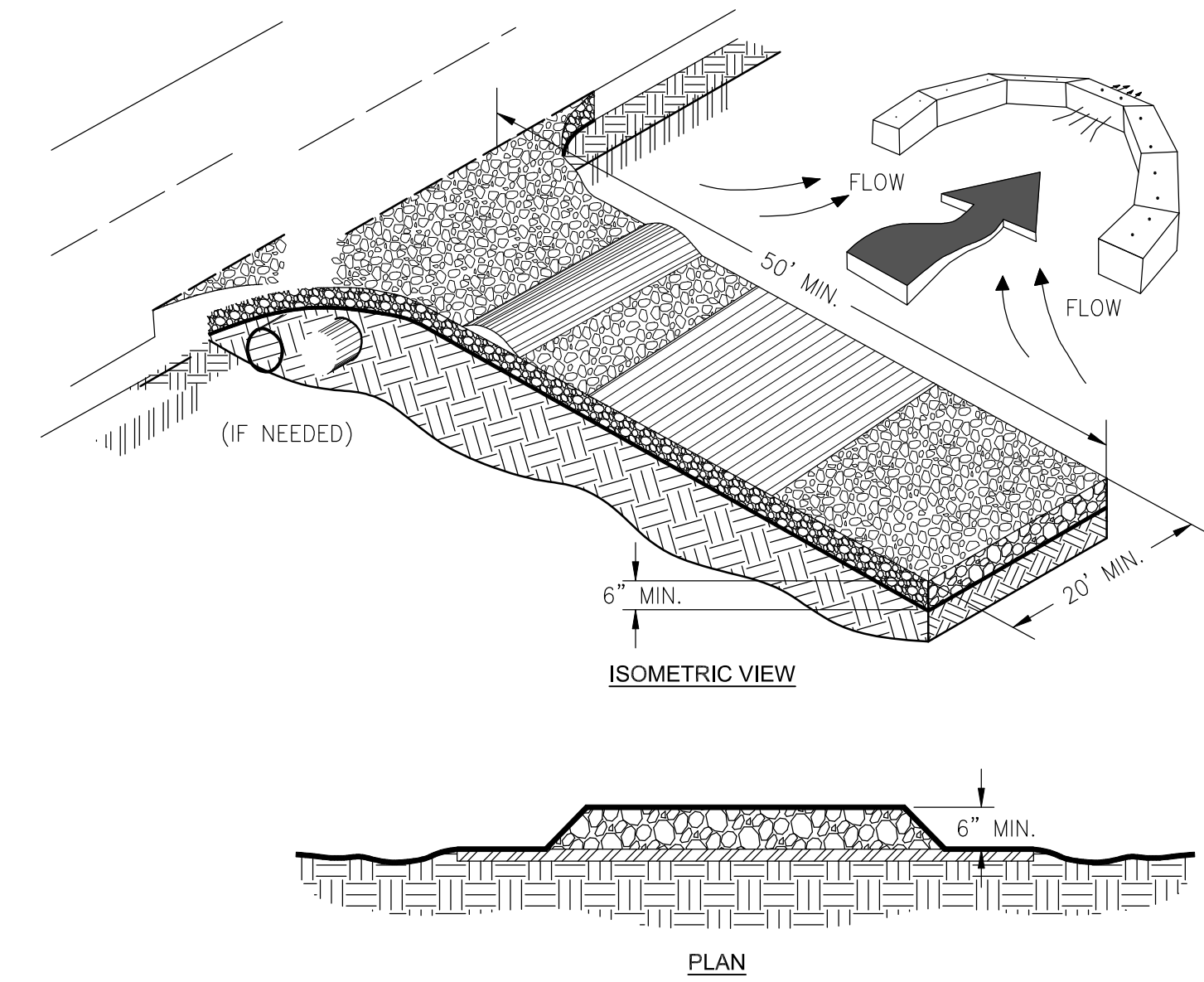
- SEQUENCE OF CONSTRUCTION AND STAGING OF CONSTRUCTION ACTIVITIES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL METHODS ON SITE. THESE METHODS ARE SUBJECT TO CHANGE AS SITE CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OF COVENTRY REPRESENTATIVE.
 2. SURVEY AND STAKE THE LOCATION OF THE BMPs, EROSION CONTROL, AND UTILITY LINES (WATER, WELL SEPTIC FIELD) ALONG WITH THE LOCATION OF THE BUILDING.
 3. INSTALL THE SEDIMENT CONTROL BARRIERS. THESE BARRIERS SHALL DELINEATE THE LIMIT OF WORK. NO WORK OR STORAGE OF MATERIALS SHALL TAKE PLACE OUTSIDE THE LIMIT OF DISTURBANCE.
 4. BEGIN CLEARING AND GRUBBING THE SITE. TOP SOIL SHALL BE STRIPED AND STOCKPILED IN APPROVED LOCATIONS.
 5. EXCAVATE AND GRADE THE SITE. INSTALL GRAVEL BELOW THE PROPOSED BUILDING LOCATIONS
 6. CONSTRUCT THE BUILDING FOUNDATION
 7. INSTALL UTILITY CONNECTIONS.
 8. CONSTRUCT THE BUILDING AND ADDITION.
 9. GRADE AND INSTALL FINAL STORMWATER BMPs AND BITUMINOUS DRIVEWAY.
 10. LOAM AND SEED DISTURBED AREAS.
 11. FINISH STABILIZATION SWEEP ROADWAY AND BOTH EXISTING AND PROPOSED DRIVEWAYS AND REPAIR ANY DAMAGE.



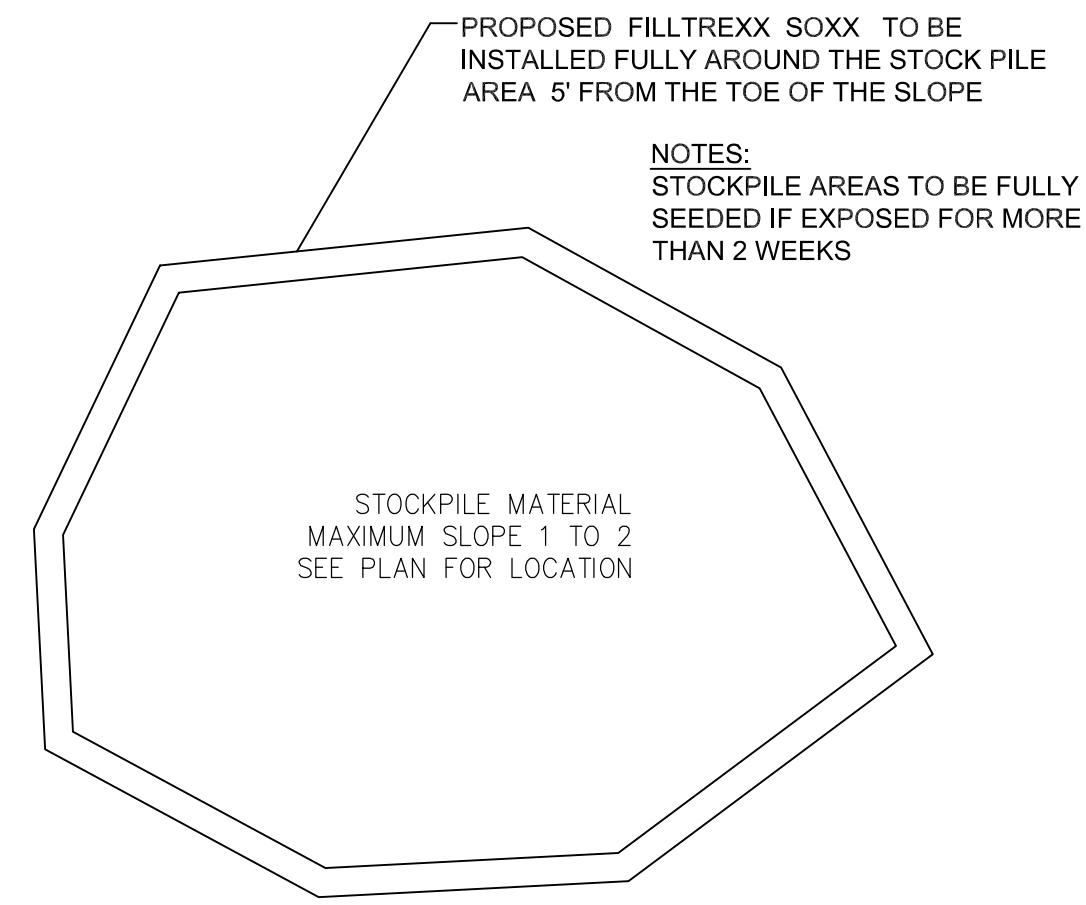
CONCRETE CLEANOUT DETAIL
SCALE: N.T.S.



FILTREXX SOXX DETAIL
SCALE: N.T.S.

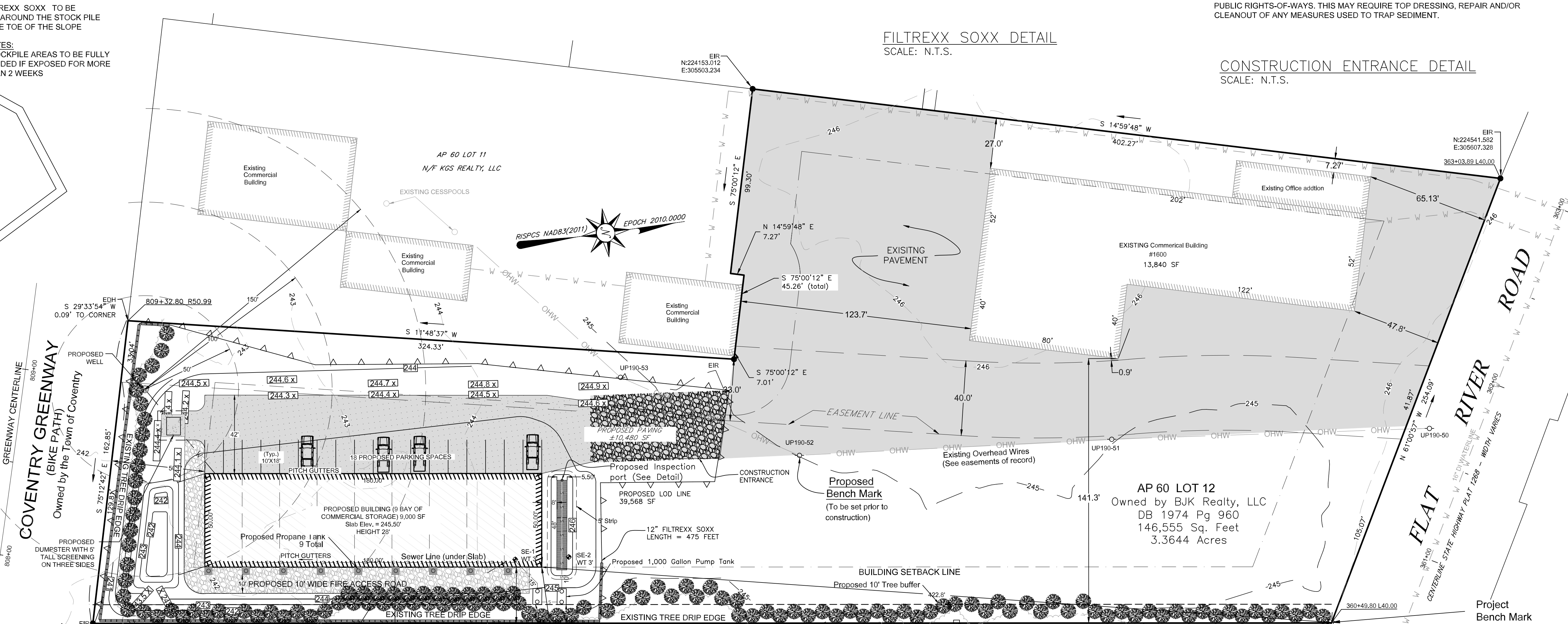


CONSTRUCTION ENTRANCE DETAIL
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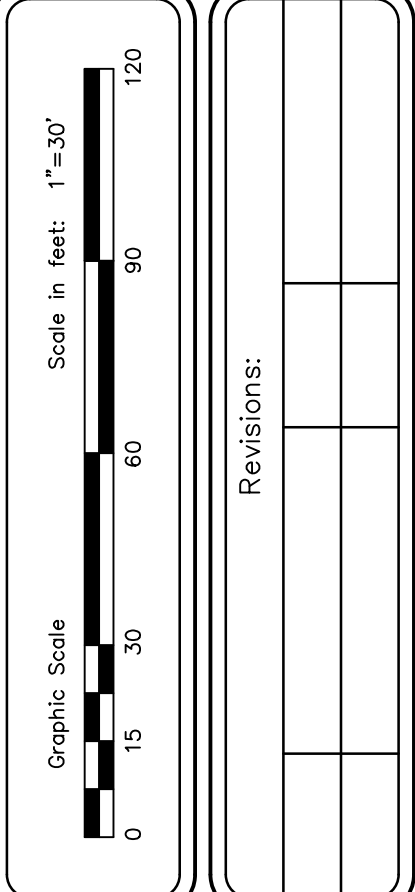


STOCKPILE DETAIL
SCALE: N.T.S.

- Legend**
- UP UTILITY POLE
 - DB DEED BOOK
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 - [Symbol] PROPOSED WELL LINE
 - [Symbol] PROPOSED CONTOUR
 - [Symbol] EXISTING MINOR CONTOUR
 - [Symbol] EXISTING MAJOR CONTOUR
 - [Symbol] PROPOSED SPOT GRADES



Project Bench Mark
ECB (NO DRILL HOLE)
Elev. = 246.25' (Datum NAVD83)



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No. 1559
PROFESSIONAL LAND SURVEYOR

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EROSION CONTROL PLAN
A PROPOSED BUILDING & ADDITION TO AN EXISTING BUILDING AT 1600 FLAT RIVER ROAD IN THE TOWN OF COVENTRY, RHODE ISLAND ASSESSOR'S PLAT 60 / LOT 12 PREPARED FOR: BJK REALTY, LLC

Drawn By: JR/JH
Approved By: JH
Approved By: JR

Date:
NOV 14th, 2024

Sheet 4 of 11

EMBANKMENT MATERIAL:
 PROPOSED SILT CLAY WITH AT LEAST 30% PASSING THE 200 SIEVE AREA TO BE COMPACTED TO 95% OF STANDARD PROCTOR TEST ON ALL EMBANKMENTS THAT ARE HIGHER THAN SURROUNDING GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD RUBBISH, STONES GREATER THAN 6" OR ANY MAN MADE MATERIAL.

INFILTRATION BASIN #1 ELEVATION
 WOV = 242.23
 1-YEAR = 243.53
 10-YEAR = 243.69
 100-YEAR = 243.80

BANK RUN GRAVEL SPEC.		
SIEVE SIZE	% PASSING	
3"	100%	
3/4"	90%-100%	
1/4"	25%-40%	
#10	15%-45%	
#40	5%-25%	
#100	0%-5%	
#200	0%	

INFILTRATION BASIN CONSTRUCTION NOTES:

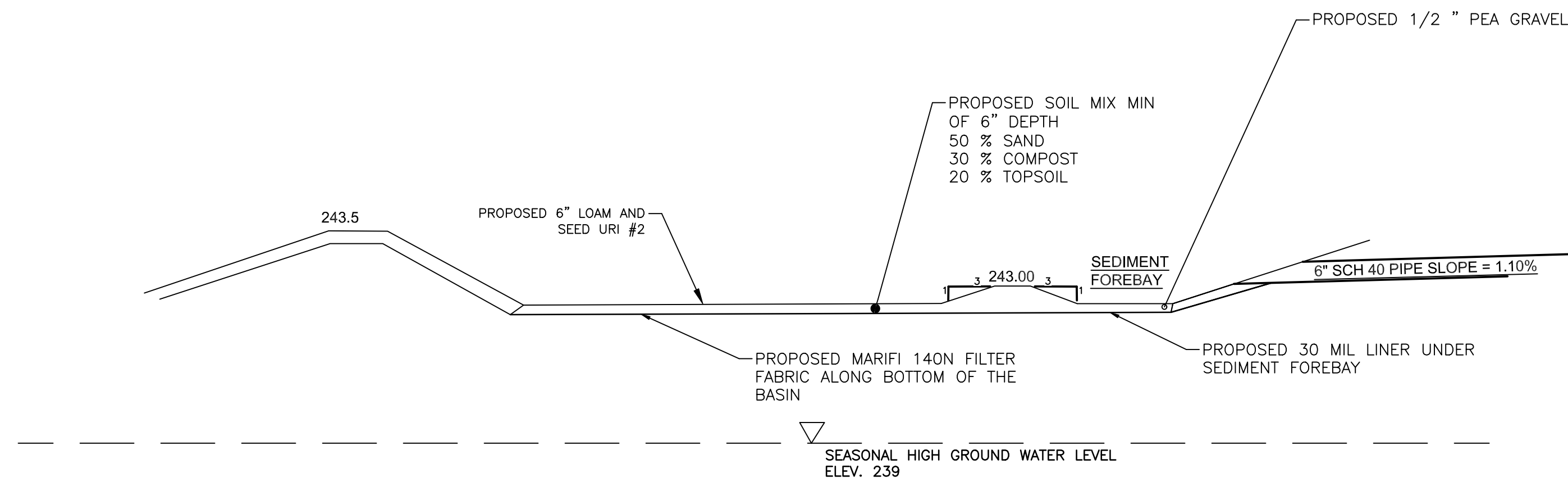
- INFILTRATION BASIN BOTTOM SHALL BE MADE AS FLAT AS POSSIBLE (0% SLOPE)
- BOTTOM 3" OF SOIL TO BE SCARIFIED
- THE PROPER EROSION CONTROL MUST BE INSTALLED PRIOR TO GRADING WORK ON THE SITE
- BASIN AREA TO BE CORDONED OFF TO PREVENT COMPACTION OF THE UNDERLYING SOILS
- INFILTRATION BASIN SHOULD NOT RECEIVE RUNOFF UNTIL DRAINAGE AREA IS STABILIZED

SEDIMENT FOREBAY INSPECTION NOTES:

- THE SEDIMENT FOREBAY SHALL BE INSPECTED BI-ANNUALLY AND AFTER STORM EVENTS GREATER THAN 1 INCH
- TRASH AND LITTER ON THE SURFACE SHALL BE REMOVED
- IF STANDING WATER IS OBSERVED IN THE BIRETENTION AREA FOR MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6" OF MATERIAL SHALL BE REPLACED WITH NEW MATERIAL. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THE REMOVED SURFACE THEN ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED. THE CONTAMINATED SOIL SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATION.
- THE BERM AROUND THE BIRETENTION AREA SHALL BE INSPECTED FOR EROSION AND GULLING. ANY AREA THAT HAS GULLING AND EROSION SHALL BE REPAIRED. EXISTING RIPRAP AREAS SHALL BE INSPECTED BI-ANNUALLY. ALL RIP RAP PADS SHALL BE CLEAN, AND SEDIMENT REMOVED WHEN IT HAS FILLED THE VOIDS BETWEEN THE ROCKS. SEDIMENT BUILDUP SHALL BE REMOVED WHEN SEDIMENT EXCEEDS 50% OF THE STORAGE VOLUME OF THE SEDIMENT FOREBAY.

MAINTENANCE CHECKLIST

- WEEKLY**
- WATER 1 INCH PER WEEK FOR THE FIRST GROWING SEASON.
 - INSPECT AND PICK-UP ANY TRASH OR ORGANIC DEBRIS FROM THE INFILTRATION BASIN
 - REMOVE ANY WEEDS
- MONTHLY**
- FILL AND REPAIR ANY EROSION
 - REPAIR ANY GULLIES
 - REMOVE SEDIMENT BUILDUP AS REQUIRED
 - RESEED AS REQUIRED

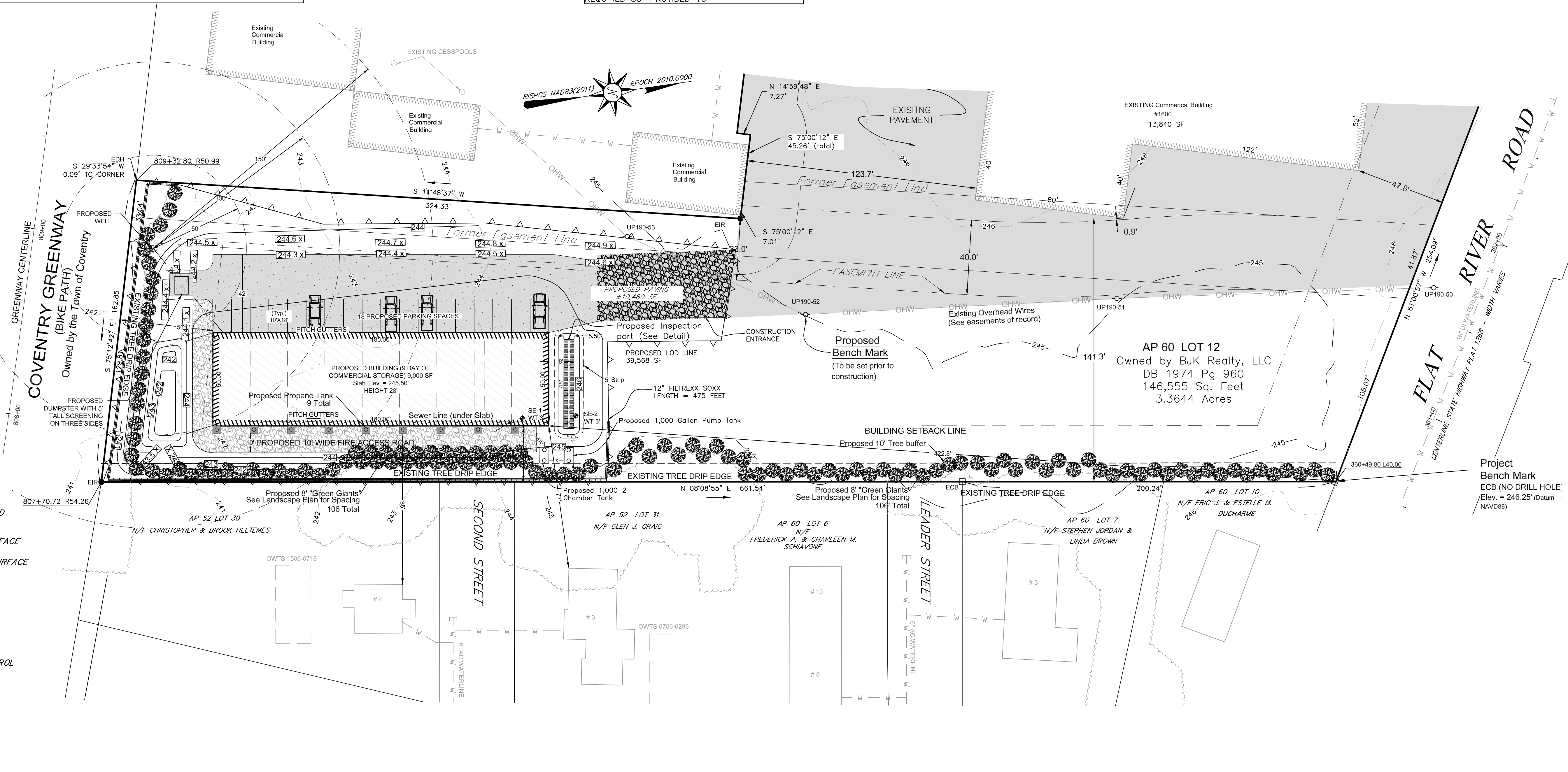
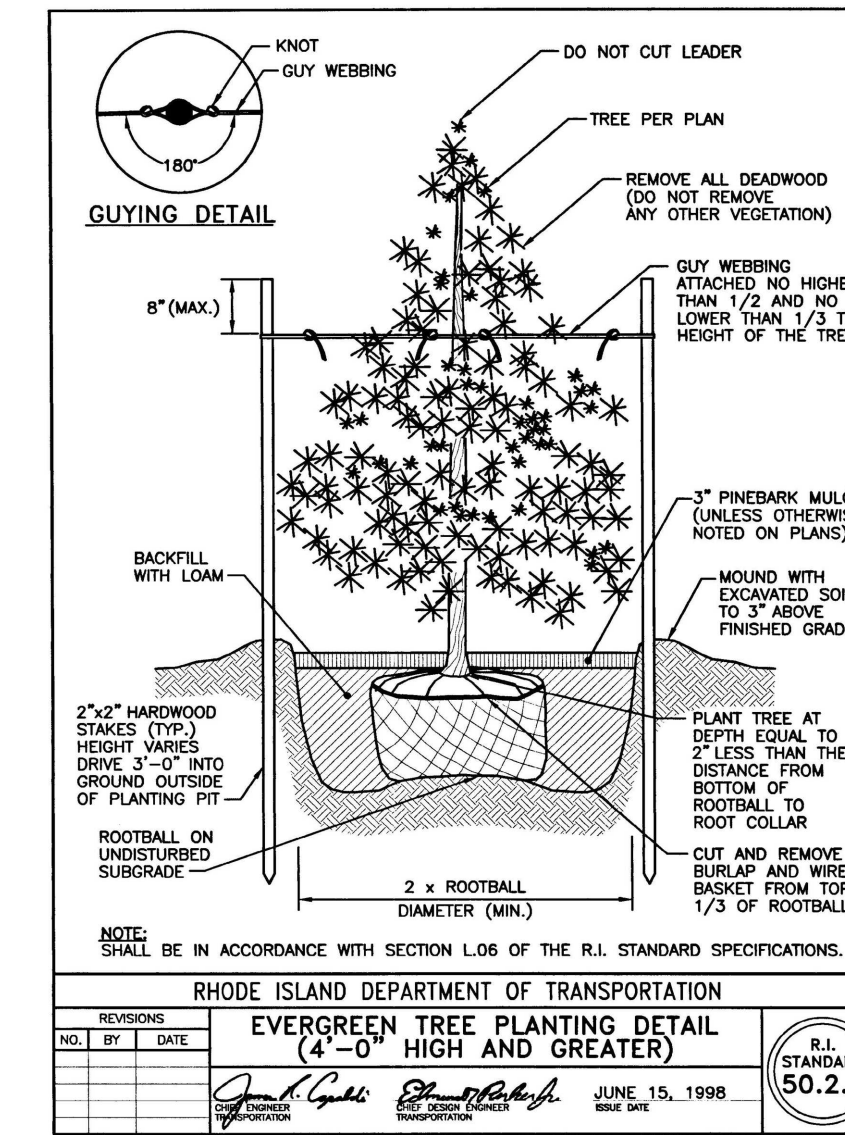


INFILTRATION POND CROSS SECTION A-A DETAIL

REQUESTED VARIANCES:

SET BACK FROM RESIDENTIAL BUILDING
 REQUIRED 100' PROVIDED 77'

VEGETATIVE BUFFER FROM RESIDENTIAL ZONE
 REQUIRED 50' PROVIDED 10'



Legend

UP	UTILITY POLE
DB	DEED BOOK
A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
EIR	EXISTING IRON ROD
ECB	EXISTING CONCRETE BOUND
EDH	EXISTING DRILL HOLE
[Pattern]	EXISTING IMPERVIOUS SURFACE
[Pattern]	PROPOSED IMPERVIOUS SURFACE
[Pattern]	EXISTING BUILDING
[Pattern]	PROPOSED BUILDING AREA
[Pattern]	EXISTING TREE AREA
[Symbol]	SEPTIC TANK
[Symbol]	PROPOSED EROSION CONTROL
— W —	PROPOSED WELL LINE
— S —	PROPOSED SEPTIC LINE
— W —	EXISTING WATER LINE
[Line]	PROPOSED CONTOUR
[Line]	EXISTING MINOR CONTOUR
[Line]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED SPOT GRADES

Scale in feet: 1"=30'

Graphic Scale: 0, 15, 30, 60, 90, 120

Revisions:

9/11/24 ADD IN SCREENING PLANS

JOHN E. ROCKWELL
 No. 1959
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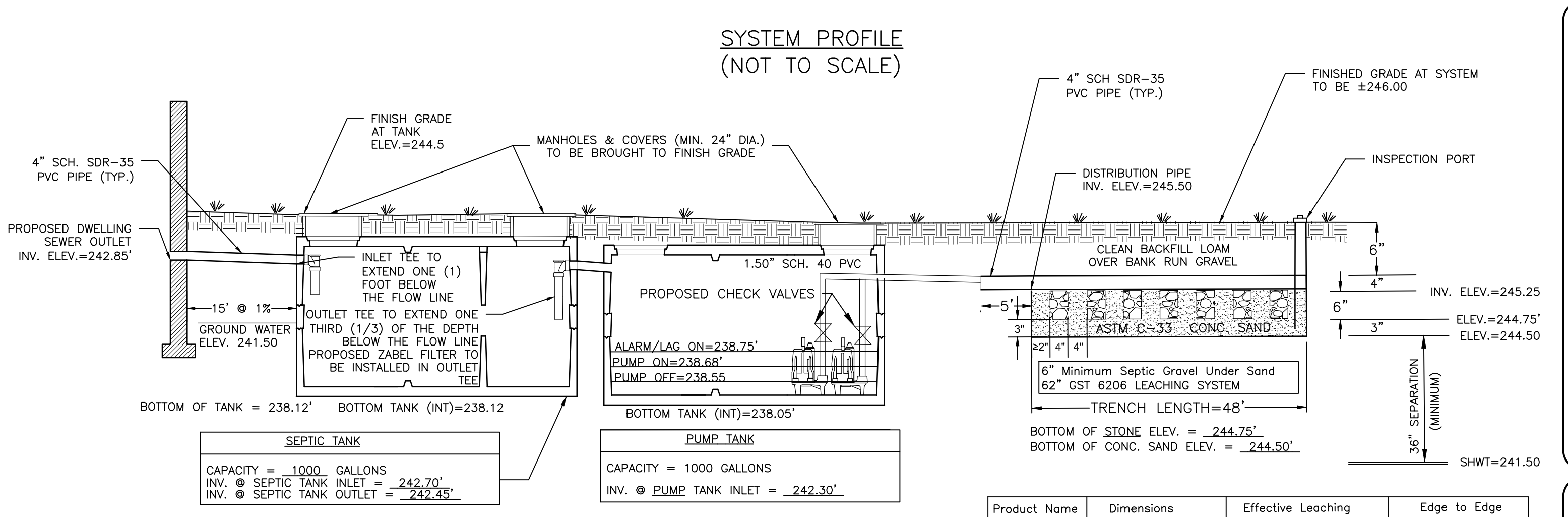
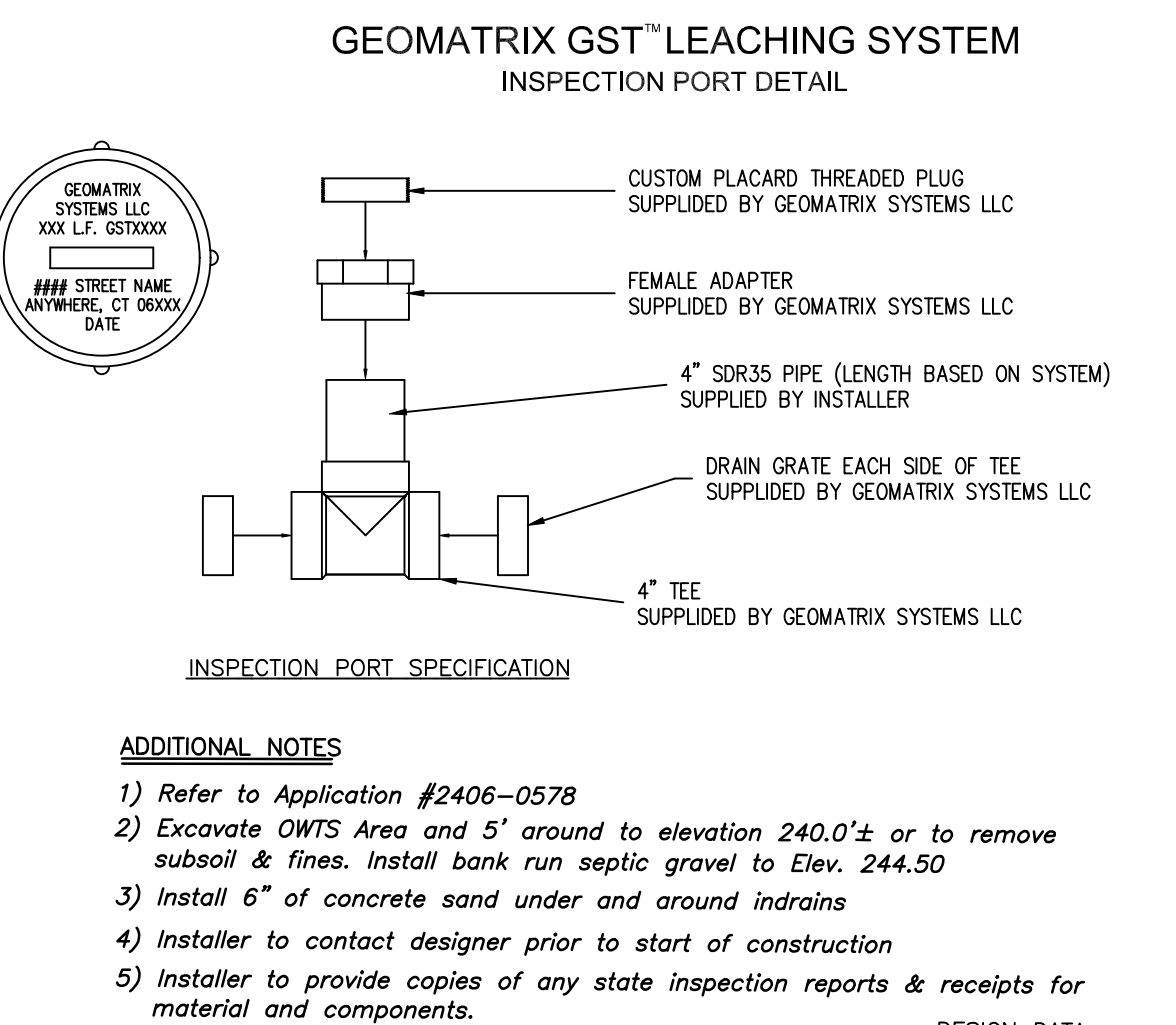
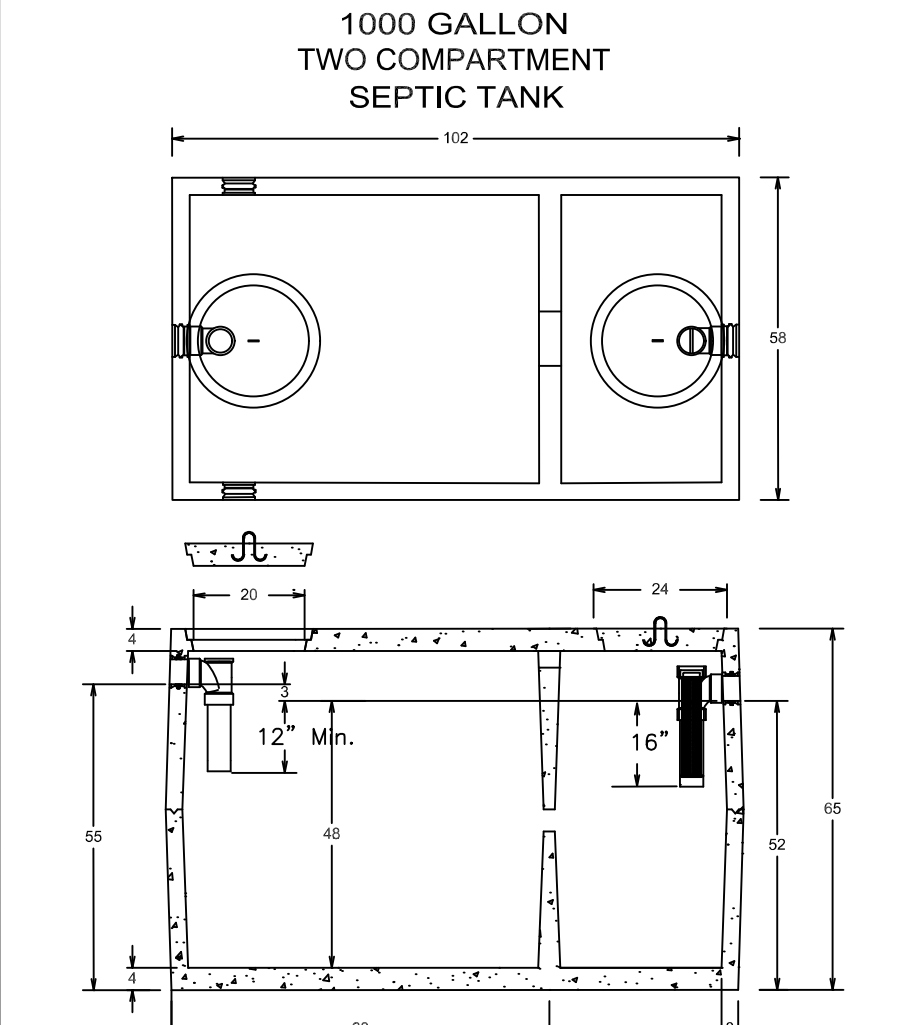
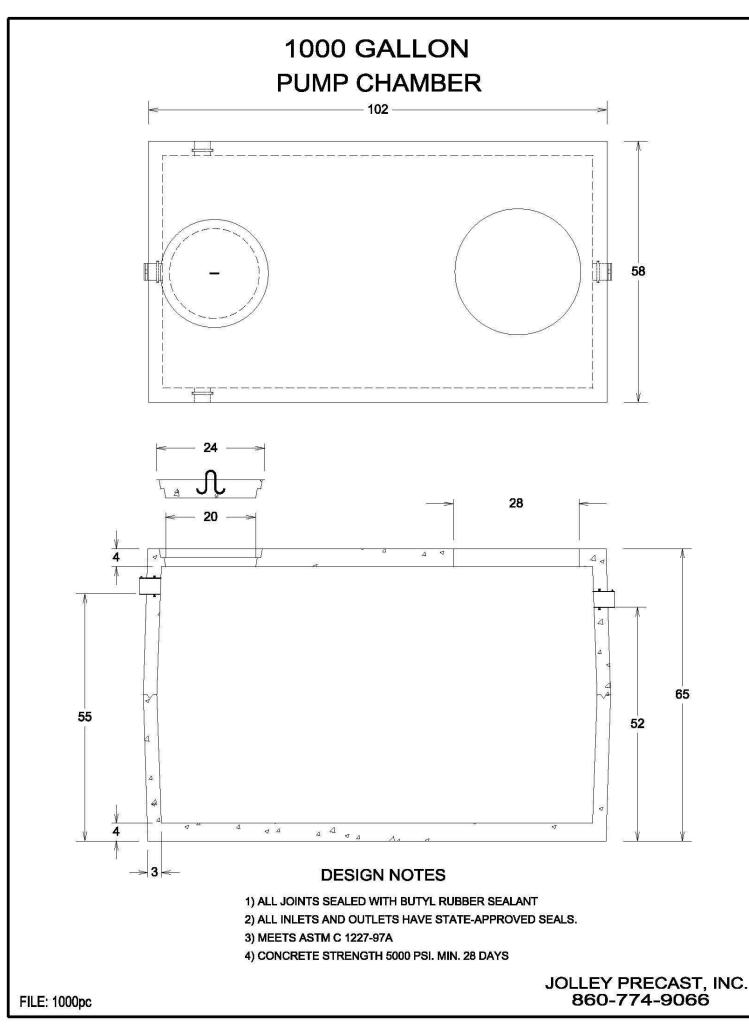
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DRAINAGE PLAN
 NEW BUILDING CONSTRUCTION
 AT 1600 FLAT RIVER ROAD
 IN THE TOWN OF COVENTRY, RHODE ISLAND
 ASSESSOR'S PLAT 60 / LOT 12
 PREPARED FOR: BJK REALTY, LLC

Drawn By: JR
 Approved By: JH
 Approved By: JR

Date:
 NOV 14TH, 2024



OWTS NOTES

Do not park on OWTS area. Seed OWTS area with grass.

Use H-20 Load distribution box. Minimum 3sq ft bottom area.

Extend septic tank manhole to grade as shown. Grade to divert runoff.

Remove all vegetation & trees within 10' of proposed OWTS.

No OWTS existing or proposed within 150' of proposed well.

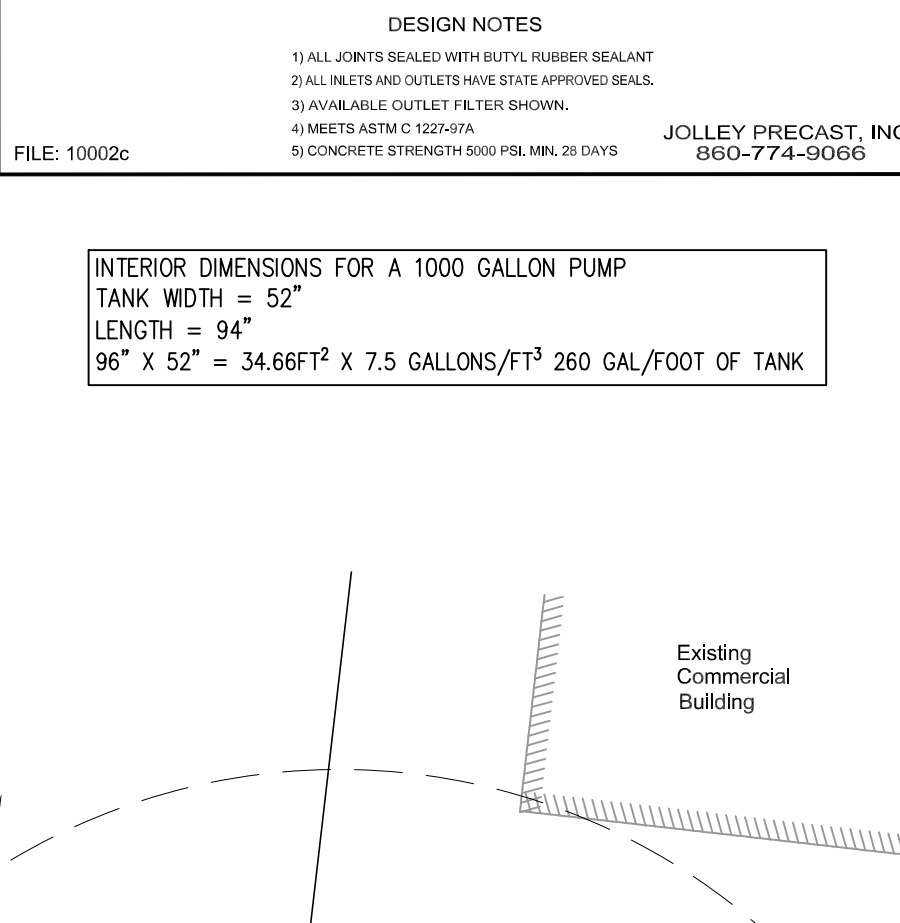
No wells existing or proposed within 200' of proposed OWTS, except as noted.

No public wells existing or proposed within 500' of proposed OWTS.

No underground drains existing or proposed within 25' of OWTS.

Use 4" diameter sewer pipe (SDR 35) watertight joints.

Designer must supervise all phases of installation of OWTS.



DESIGN DATA

MAXIMUM GROUNDWATER IN AREA OF LEACH FIELD = 241.5'

LOADING RATE = 0.70 GALS./S.F./DAY

CATEGORY 1 & 3 SOILS

PROPOSED MAX. NUMBER OF EMPLOYEES = 23

REQUIRED LEACHING AREA = 15 GALS./DAY/EMPLOYEE = 345 GAL/DAY

345 GAL/DAY / 0.70 GALS/SF/DAY = 493 S.F. REQUIRED

ELIEN IN-DRAINS REQUIRED = 18

(1) L.F. PER 7 S.F. OF REQ. AREA = (493 S.F. / 7 = 70.4 L.F.)

PROVIDED 18 UNITS @ 4 L.F. UNIT = 72 L.F. x 7 SF/LF = 504 S.F.

DISCHARGE PUMP FLOAT SETTING CALCULATIONS

TOTAL DAILY FLOW = 345 GALLON/DAY

DOSING RATE OF 34.5 GALS./DOSE = 34.5 GALS

34.5 GALS DOSE/260 GALS/LIQ. FT. = 0.13 FT. PUMP CHAMBER ELEVATIONS (1,000 Gal. Tank):

RIM = 244.5±

INLET = 242.30

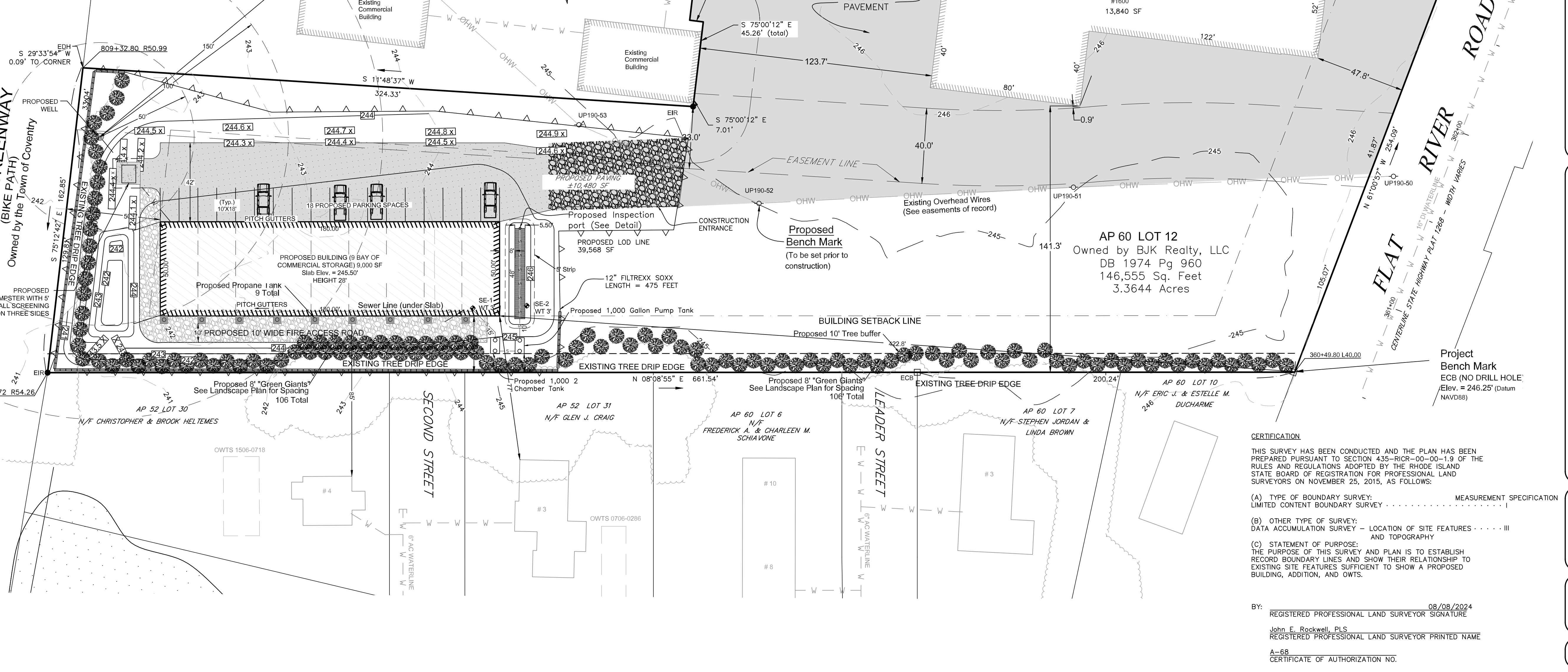
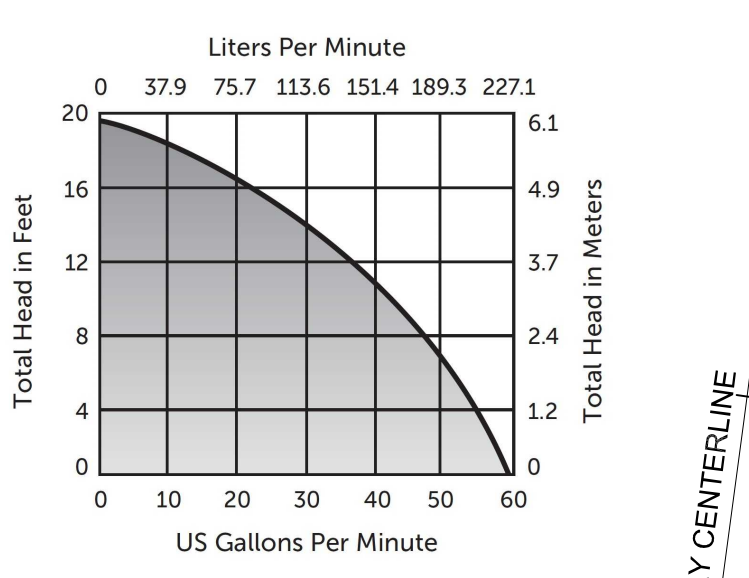
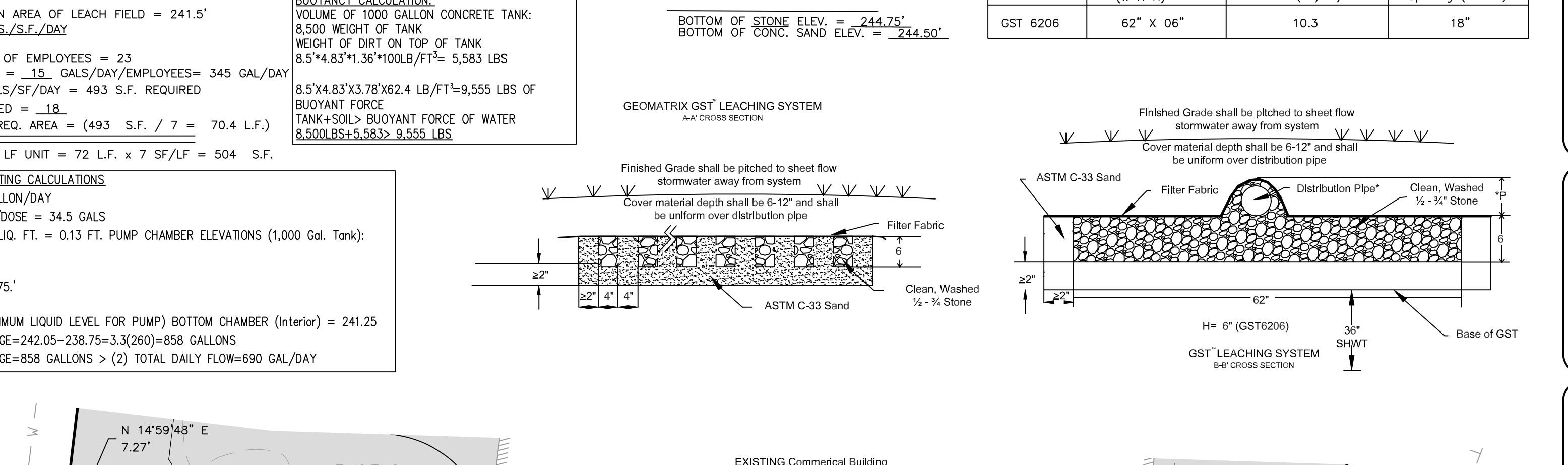
HWA/ LAG PUMP ON = 238.75'

PUMP ON = 238.68

PUMP OFF = 238.55 (4" MINIMUM LIQUID LEVEL FOR PUMP) BOTTOM CHAMBER (Interior) = 241.25

PROVIDED EMERGENCY STORAGE=242.05-238.75=3.3(260)=858 GALLONS

PROVIDED EMERGENCY STORAGE=858 GALLONS > (2) TOTAL DAILY FLOW=690 GAL/DAY



Scale in feet: 1"=30'

Graphic Scale

Scale: 0, 15, 30, 60, 90, 120

Revisions:

08/08/2024 DEM Comments

JOHN E. ROCKWELL

No. 1959

REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN W. HAMPTON

No. 12485

REGISTERED PROFESSIONAL ENGINEER CIVIL

COVENTRY SURVEY CO.

46 South Main Street
Coventry, Rhode Island 02816
(401) 823-5028

Land Surveying / Mapping / OWTS Designs

PROPOSED OWTS FOR NEW BUILDING CONSTRUCTION AT 1600 FLAT RIVER ROAD IN THE TOWN OF COVENTRY, RHODE ISLAND ASSESSOR'S PLAT 60 / LOT 12 PREPARED FOR: BJK REALTY, LLC

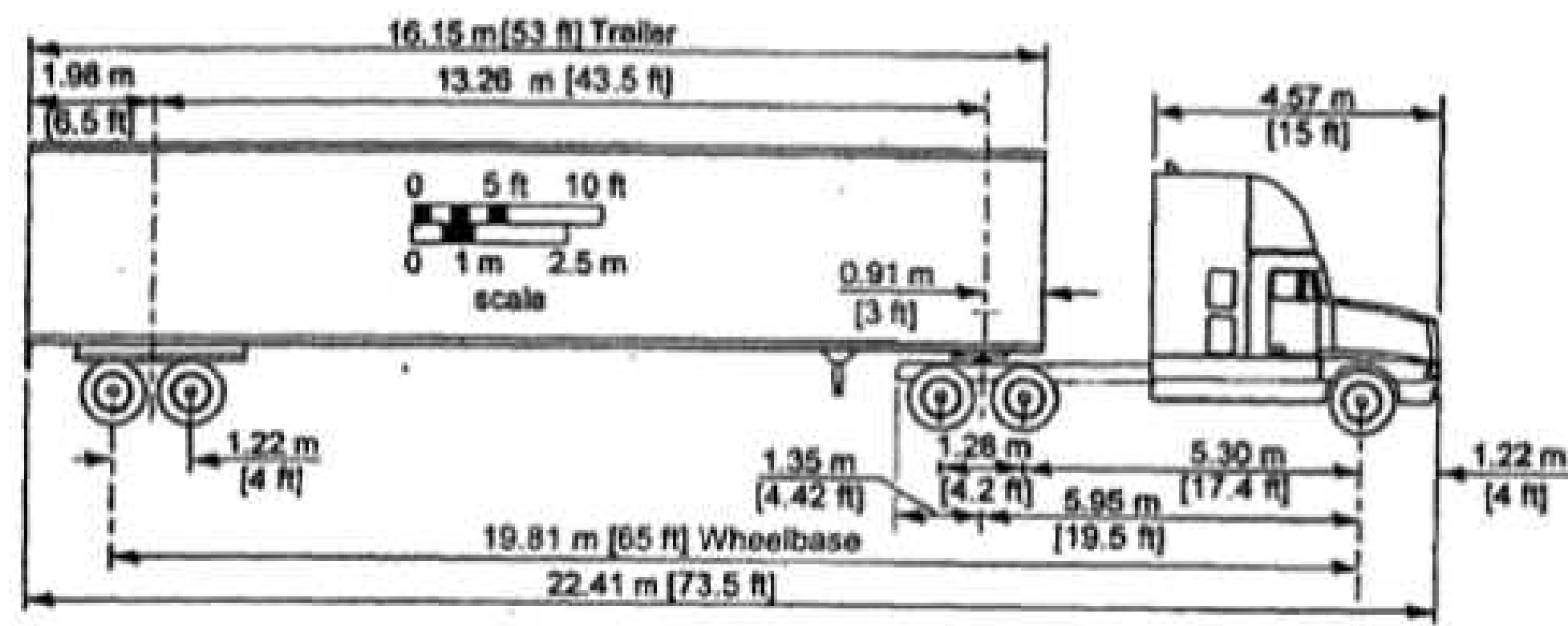
Drawn By: JR/JH

Approved By: JH

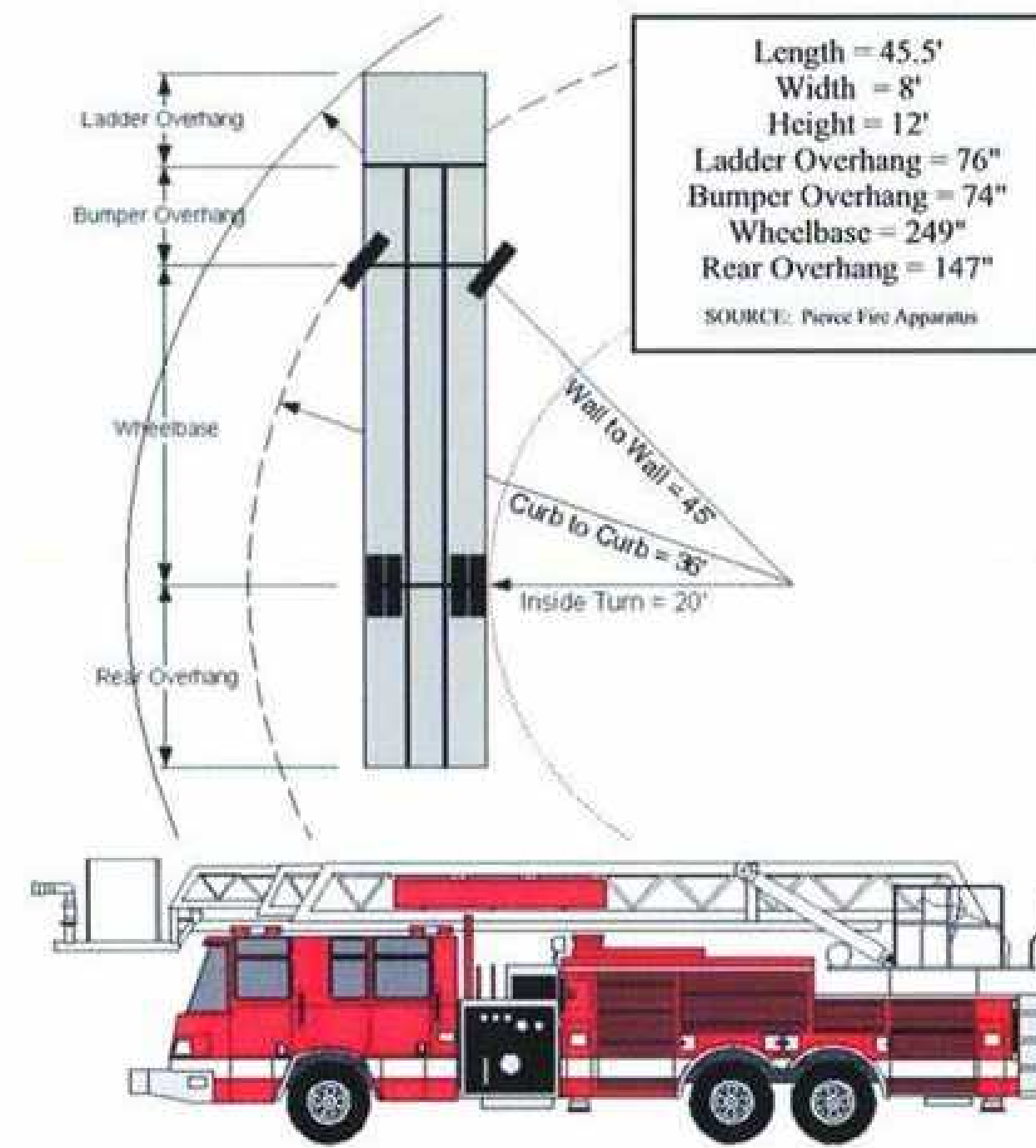
Approved By: JR

Date: NOV 14TH, 2024

Sheet 6 of 11



SEMI-TRAILER DIMENSIONS
 SCALE: N.T.S.



FIRETRUCK DIMENSIONS
 SCALE: N.T.S.

Scale in feet: 1"=30'

Graphic Scale

Revisions:

JOHN E. ROCKWELL
 No. 1959
 PROFESSIONAL LAND SURVEYOR

JOHN W. HAMPTON
 No. 12485
 REGISTERED PROFESSIONAL ENGINEER CIVIL

COVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / O&MS Designs

TRAFFIC PLAN
 A PROPOSED BUILDING
 AT 1600 FLAT RIVER ROAD
 IN THE TOWN OF COVENTRY, RHODE ISLAND
 ASSESSOR'S PLAT 60 / LOT 12
 PREPARED FOR: BJK REALTY, LLC

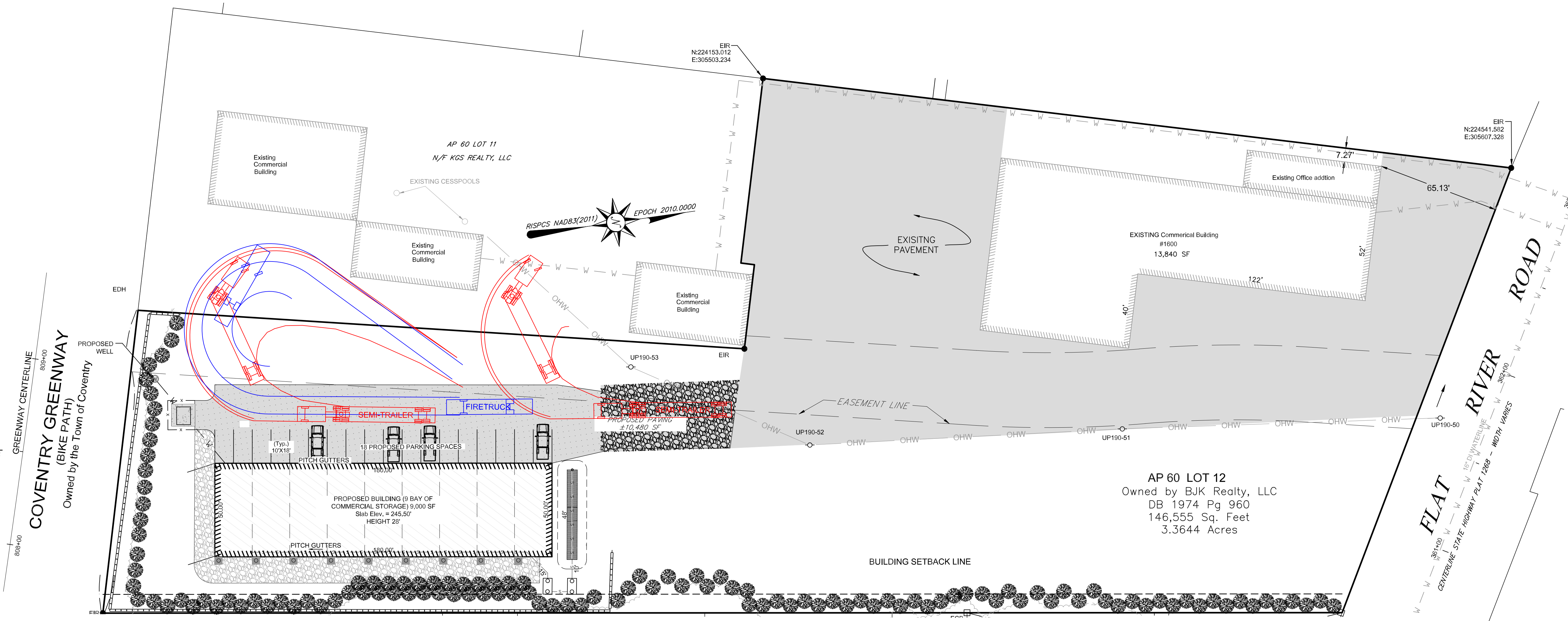
Drawn By: JR/JH
 Approved By: JH
 Approved By: JR

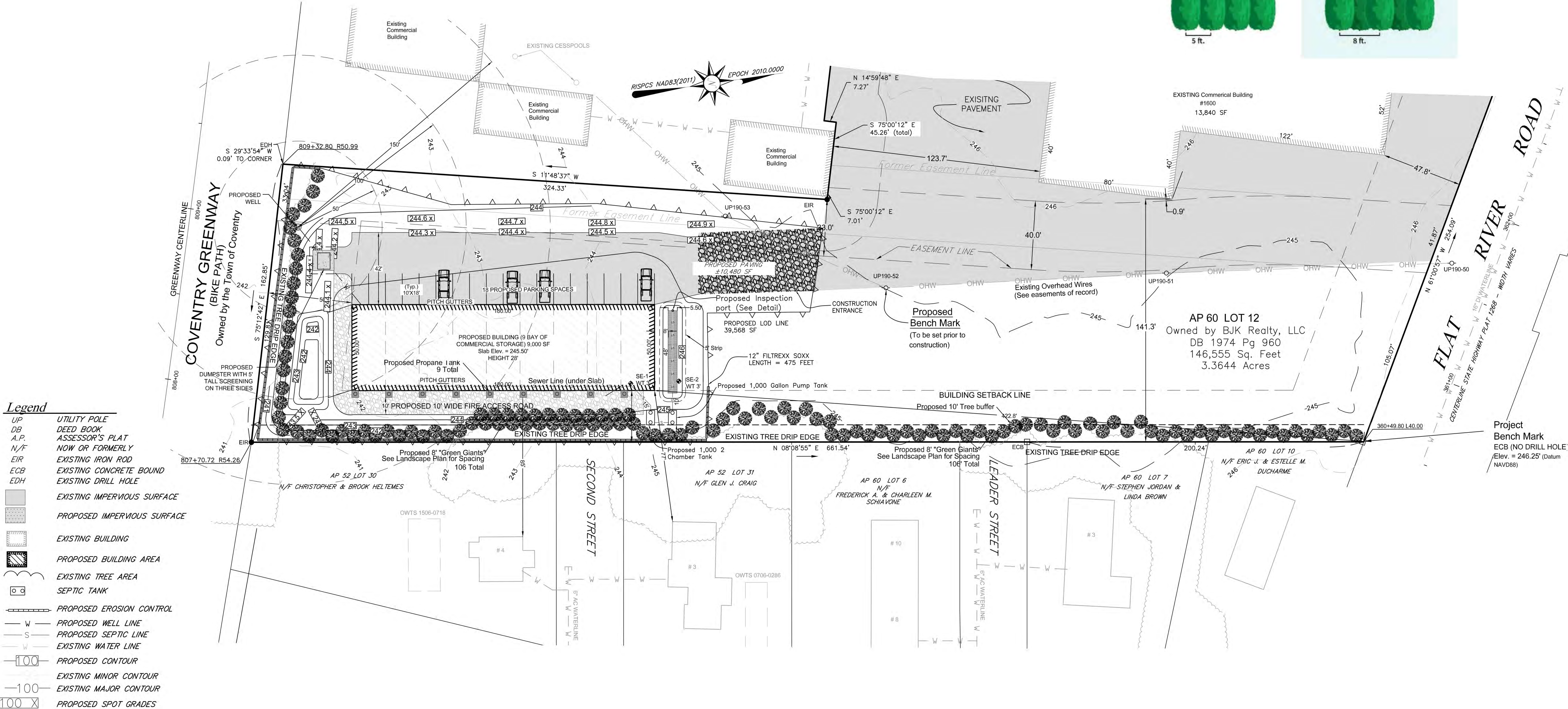
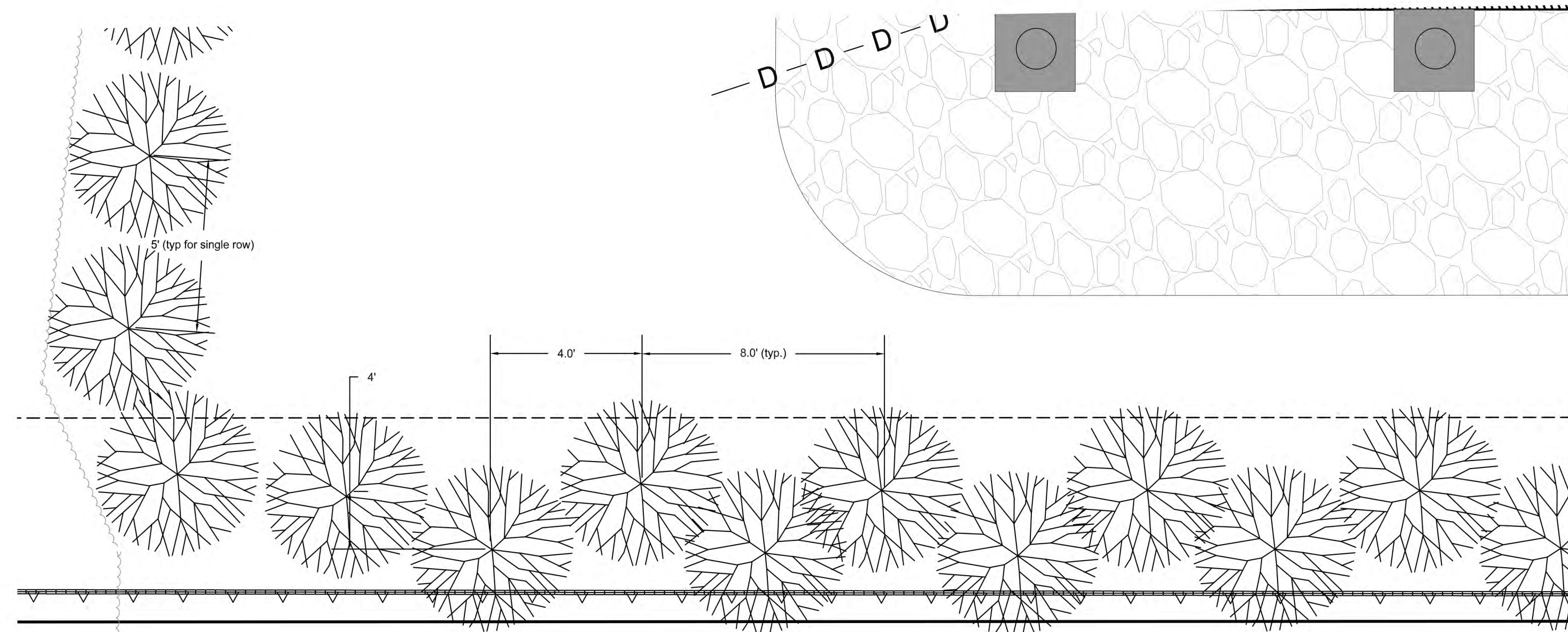
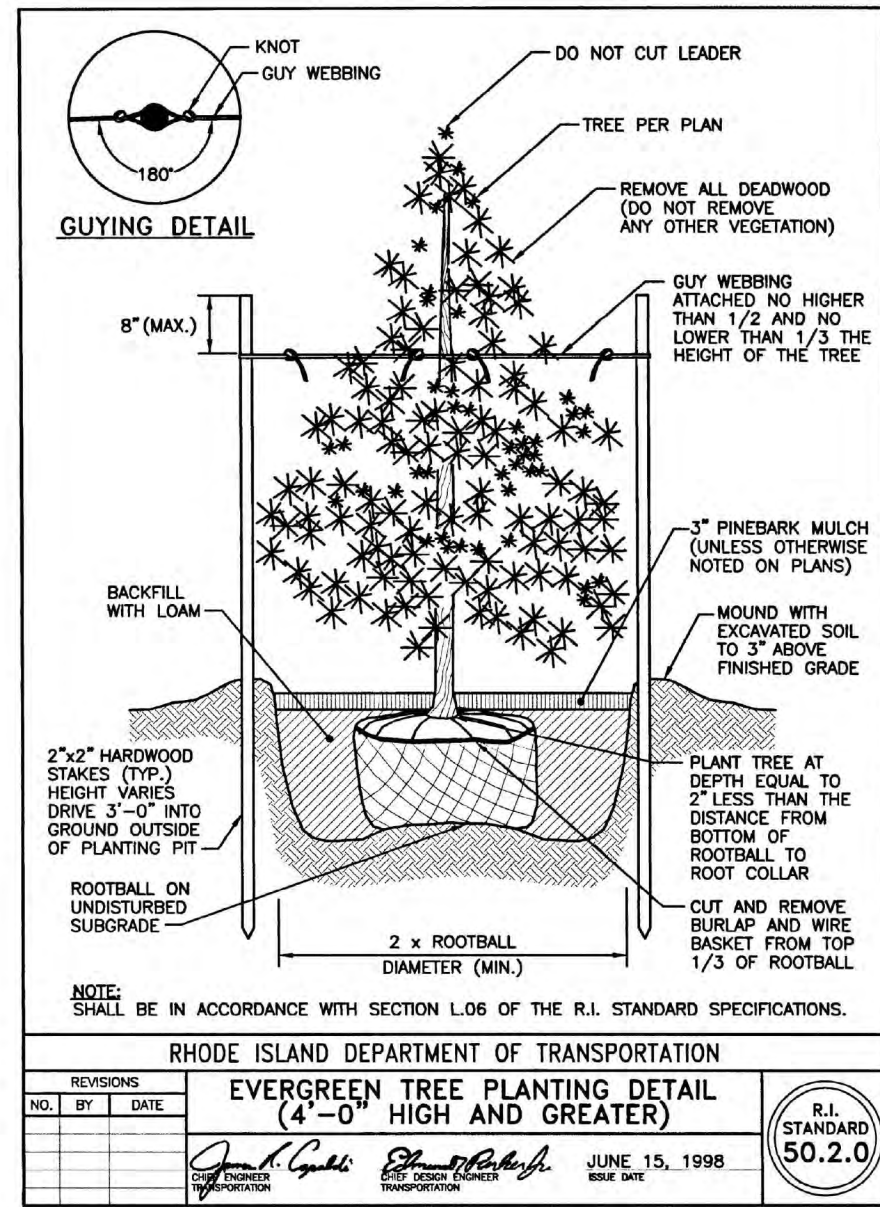
Date:
 NOV 14th, 2024

Sheet 7 of 11

STOCKPILE DETAIL
 SCALE: N.T.S.

- Legend
- FIRETRUCK PATH
 - SEMI-TRAILER PATH
 - EXISTING IMPERVIOUS SURFACE
 - PROPOSED IMPERVIOUS SURFACE
 - EXISTING BUILDING
 - PROPOSED BUILDING AREA
 - EXISTING TREE AREA
 - SEPTIC TANK
 - PROPOSED EROSION CONTROL
 - PROPOSED WELL LINE
 - PROPOSED SEPTIC LINE
 - PROPOSED WELL LINE
 - PROPOSED CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED SPOT GRADES





Scale in feet: 1"=30'

Revisions:

9/11/24

ADD IN SCREENING PLANS

JOHN W. HAMPTON

No. 12485

REGISTERED PROFESSIONAL ENGINEER CIVIL

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(401) 823-5028

Land Surveying / Mapping / OMTS Designs

LANDSCAPE PLAN
NEW BUILDING CONSTRUCTION
AT 1600 FLAT RIVER ROAD
IN THE TOWN OF COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 60 / LOT 12
PREPARED FOR: BJK REALTY, LLC

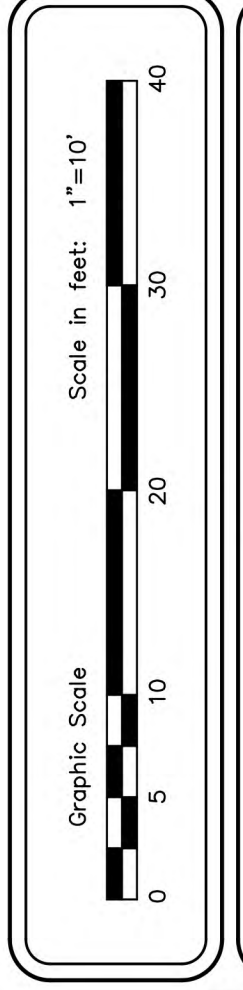
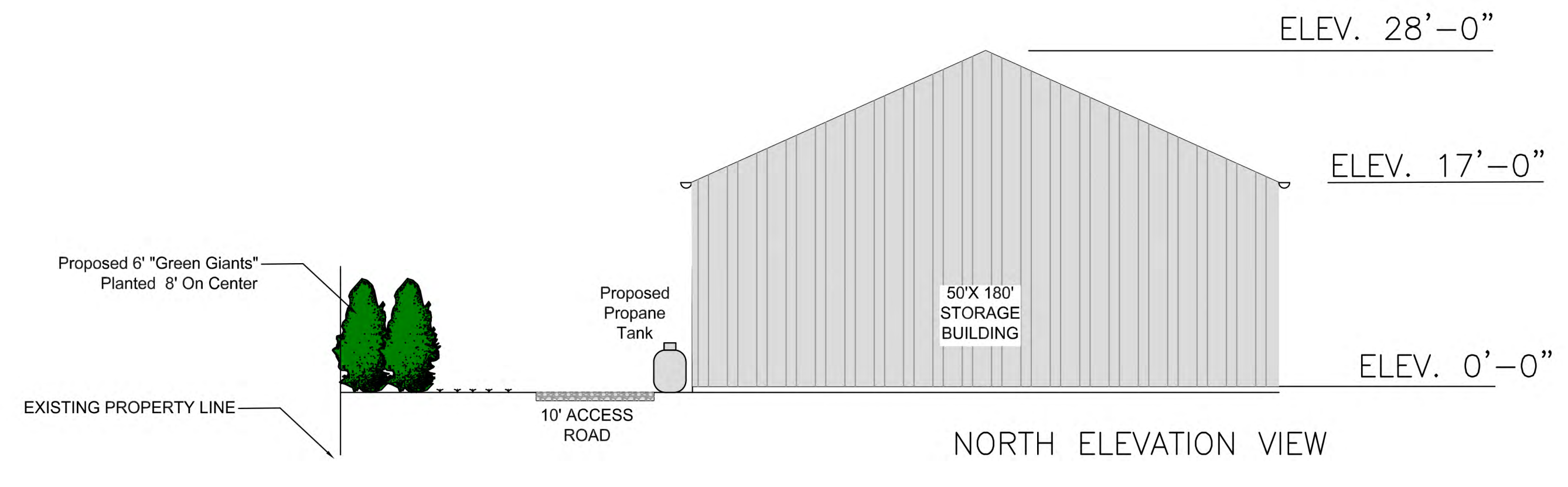
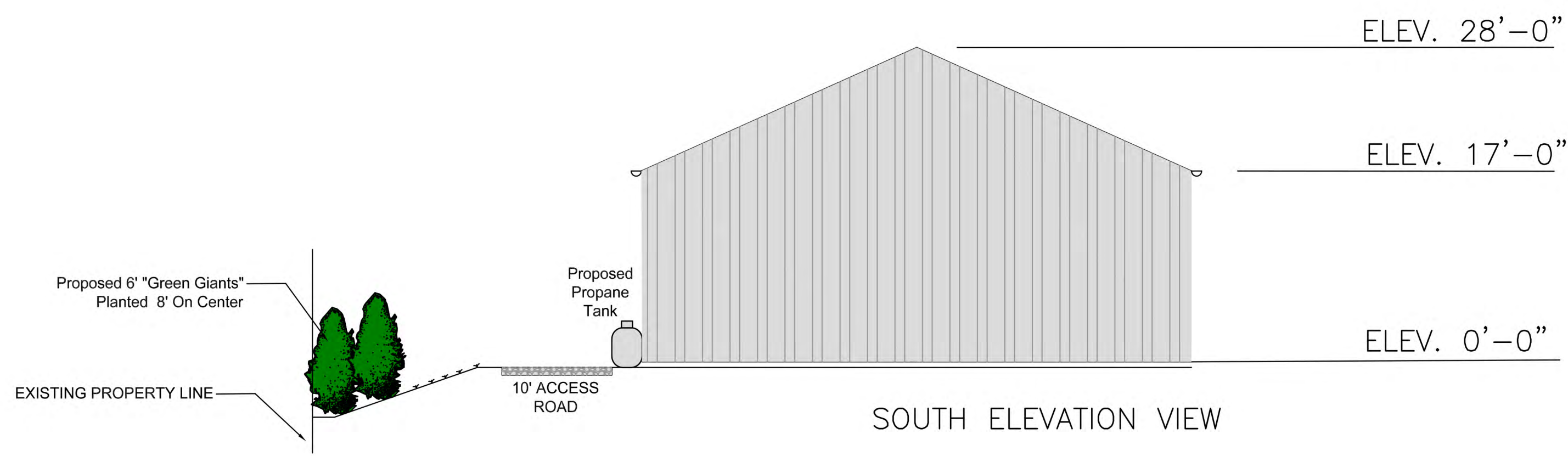
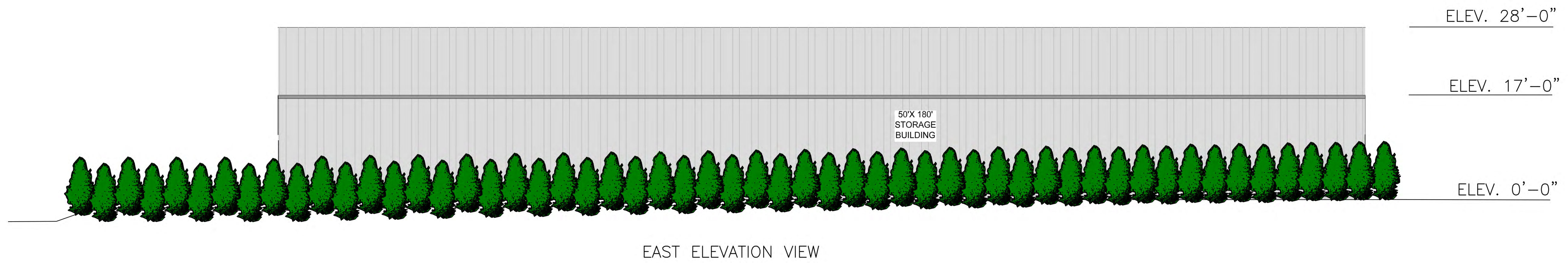
Drawn By: JR

Approved By: JH

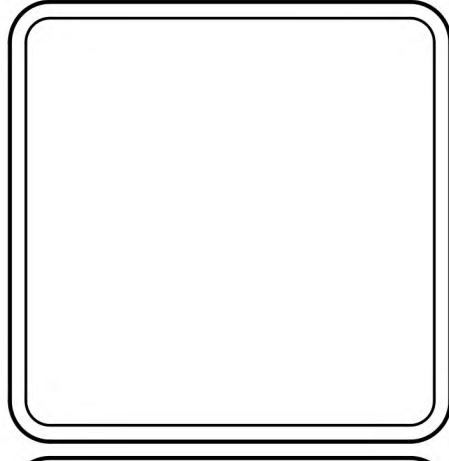
Approved By: JR

Date:
NOV 14TH, 2024

Sheet 7 of 9



Revisions:

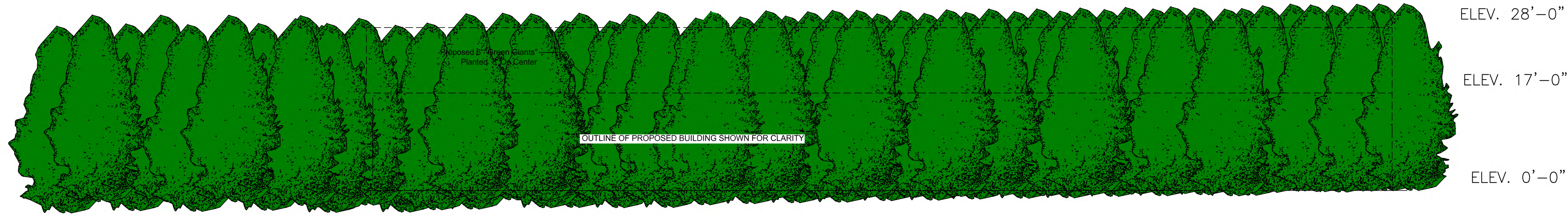


COVENTRY SURVEY CO.
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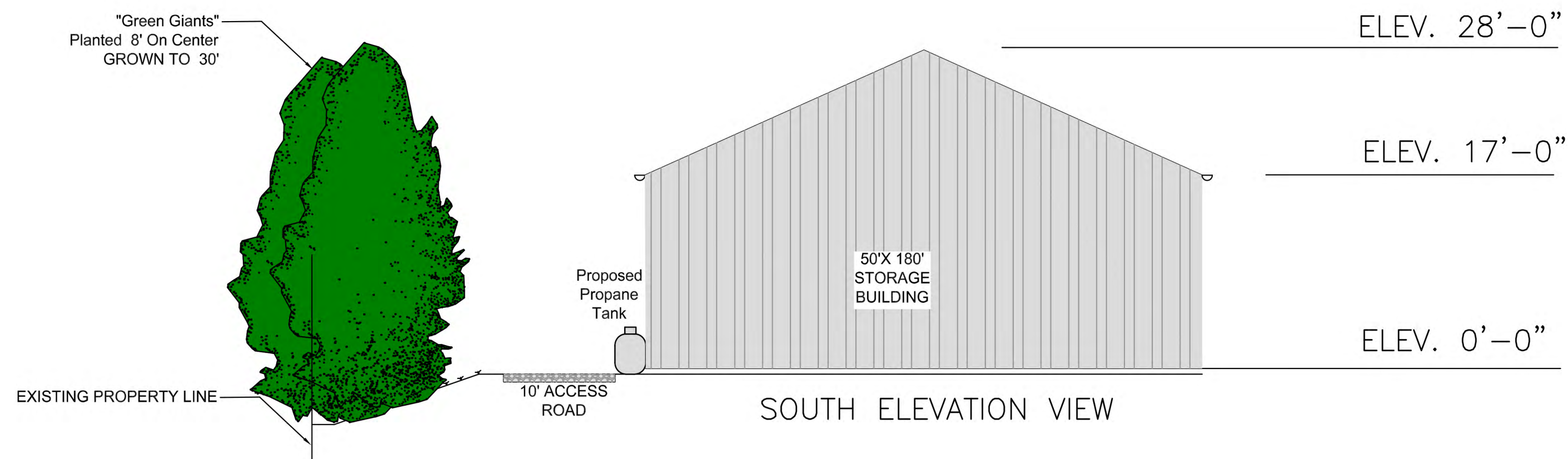
ELEVATION VIEW YEAR 1
 A PROPOSED BUILDING &
 ADDITION TO AN EXISTING BUILDING
 AT 1600 FLAT RIVER ROAD
 IN THE TOWN OF COVENTRY, RHODE ISLAND
 ASSESSOR'S PLAT 60 / LOT 12
 PREPARED FOR: BJK REALTY, LLC

Drawn By:	JR
Approved By:	JH
Approved By:	JR

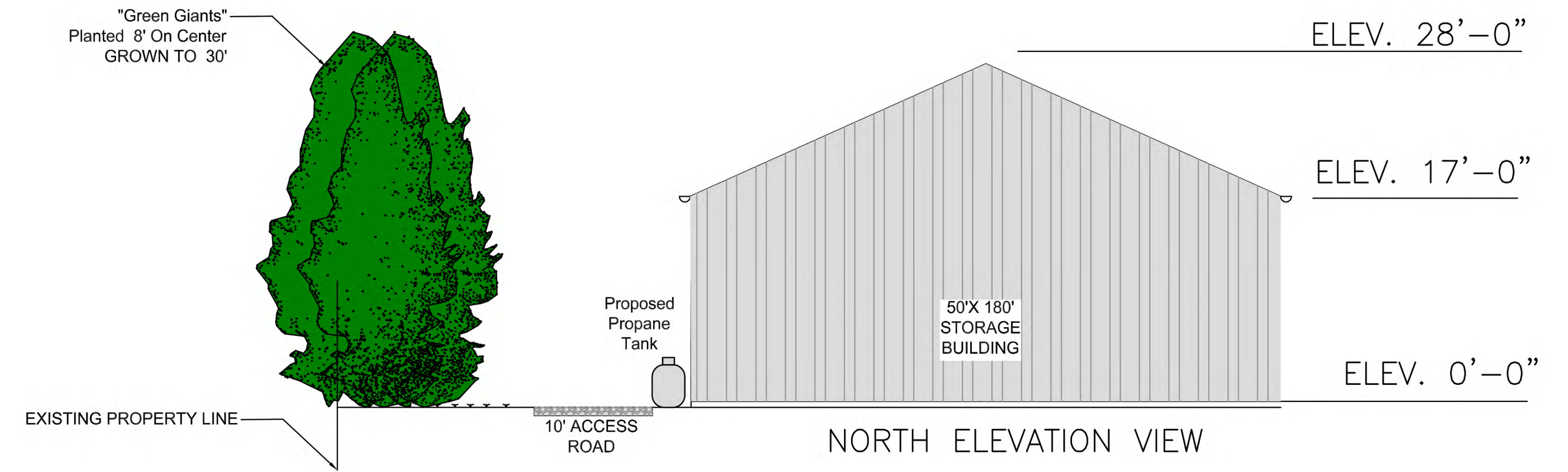
Date:
 NOV 14th, 2024



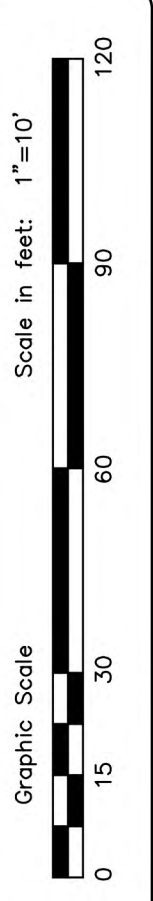
EAST ELEVATION VIEW



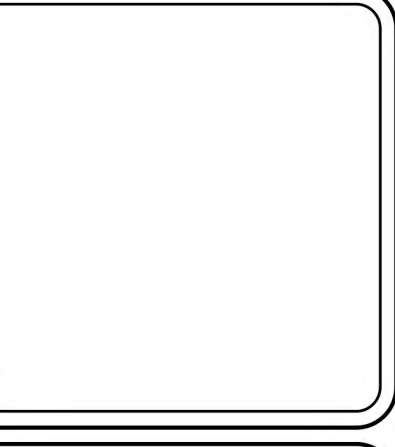
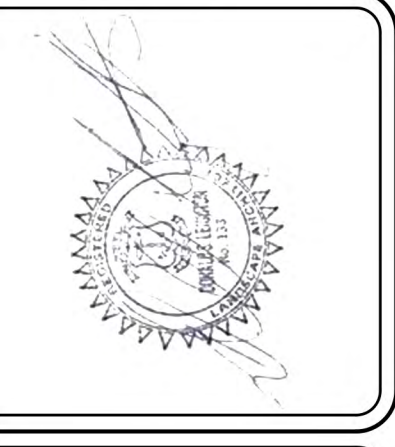
SOUTH ELEVATION VIEW



NORTH ELEVATION VIEW



Revisions:



COVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / O&MS Designs

ELEVATION VIEW YEAR 6
 A PROPOSED BUILDING &
 ADDITION TO AN EXISTING BUILDING
 AT 1600 FLAT RIVER ROAD
 IN THE TOWN OF COVENTRY, RHODE ISLAND
 ASSESSOR'S PLAT 60 / LOT 12
 PREPARED FOR: BJR REALTY, LLC

Drawn By:	JH
Approved By:	JH
Approved By:	JR

Date:
 NOV 14th, 2024

SCHEDULE OF ACCESSORIES

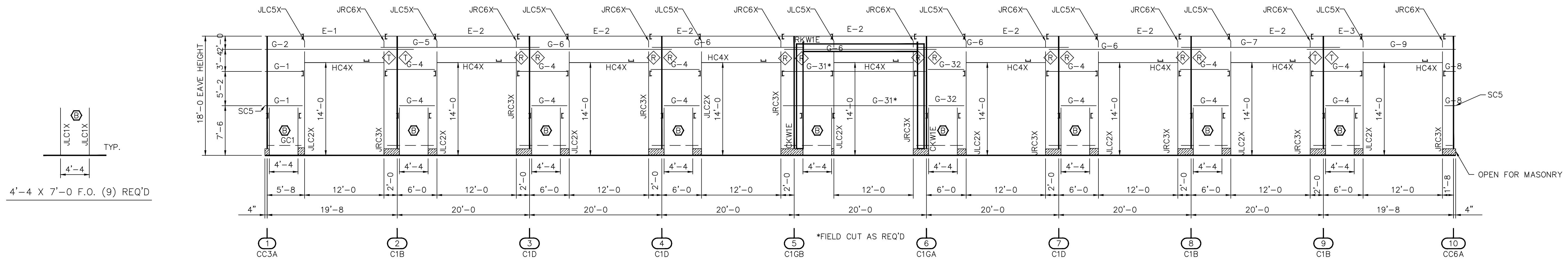
NO. REQD	DESCRIPTION
9	12'-0" X 14'-0" FACTORY LOCATED FRAMED OPENINGS
9	3070 PRE-ASSEMBLED WALK DOORS

Non-Standard Wall Panel Fasteners

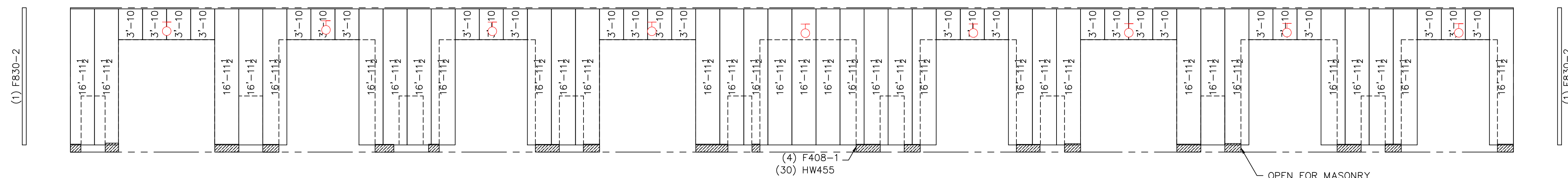
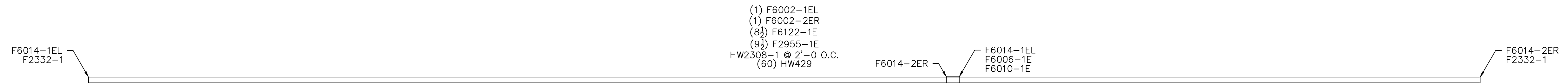
#3A - Member fasteners are to be used for panel to secondary attachment.

#4 - Lap fasteners are to be used for panel to panel and panel to trim attachment.

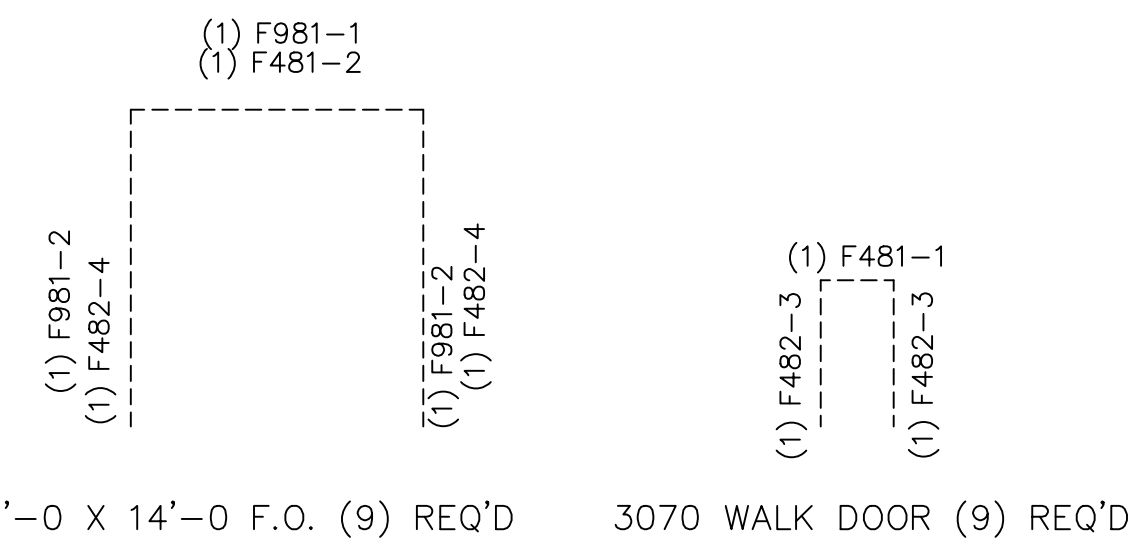
REFER TO DETAILS ON INSTALLATION OF WALK DOORS.
REFER TO DETAILS ON INSTALLATION OF FRAMED OPENINGS.
USE STANDARD WALL PROCEDURES TO ERECT THE SIDEWALL AND ENDWALL PANELS.



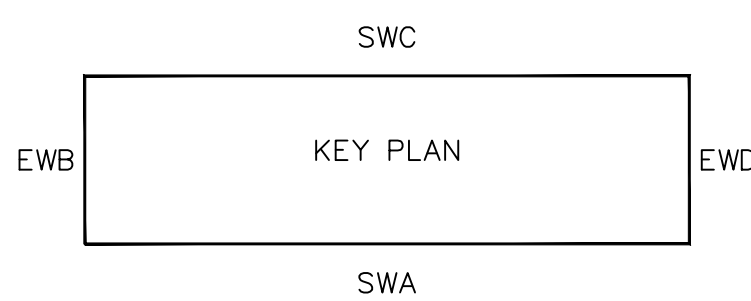
ELEVATION "SWA"



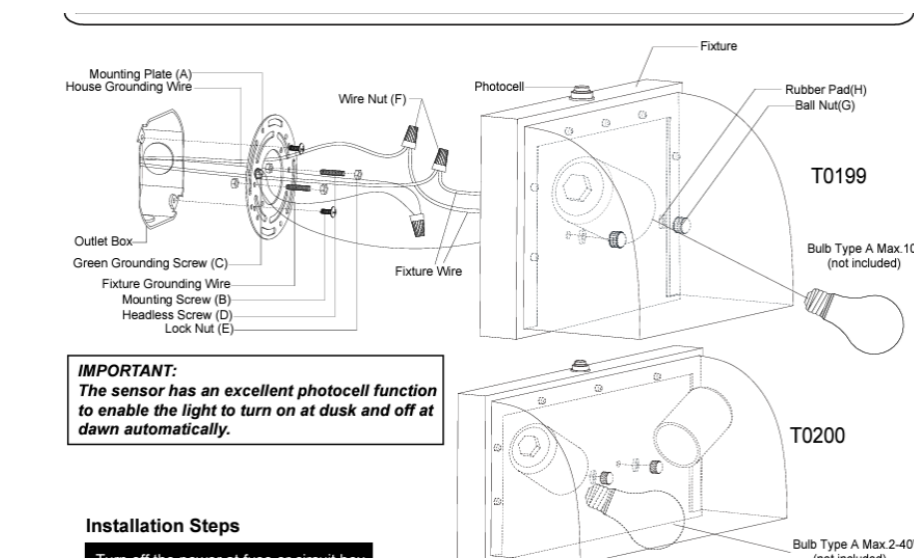
PBR WALL PANELS
PANEL COVERAGE = 3'-0"
COLOR = SADDLE TAN
PANEL PKG. REQ'D. = PBS-2
Field Cut Panel and Trim as required per Construction Details



WALL SHEETING ELEVATION "SWA"
BLDG "A"



ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
	0'-0 1/2"		2'-5 3/4"
	0'-3 3/4"		3'-1 3/4"
	1'-5 3/4"	REFER TO CF01122	



IMPORTANT:
The sensor has an excellent photocell function to enable the light to turn on at dusk and off at dawn automatically.

Installation Steps

1. Turn off the power at fuse or circuit box.
Thread two headless screws through the mounting plate, and then secure them with four lock nuts (two on each side of the mounting plate). Adjust the length of the headless screws if necessary.
Note: Make sure that the headless screws are lined up horizontally to make the fixture level.
2. Attach the mounting plate to the outlet box by using two mounting screws.
3. Pull out the source wires from the outlet box. Make wire connections using wire nuts as follows:
- Connect the hot wire (usually black insulation) from the fixture to the black wire from the power source.
- Connect the neutral wire (usually white insulation) from the fixture to the white wire from the power source.
- Attach the fixture grounding wire (usually green insulation or bare wire) to the mounting plate with the green grounding screw, and then connect it to the house grounding wire with the wire nut.
Carefully put the wires back into the outlet box.

Exterior lighting to be placed centered on open bays and doors

Vaxcel Lighting Walsh 1 Light Outdoor Dark Sky Wall Sconce with Photocell Black Metal Shade or similar